Karen Johnson Davidson County
Batch# 558420 DEEDWARR
01/21/2021 10:26:30 AM 4 pgs
Fees: $23.00 Taxes: $8,602.50
20210121-0009106

#35990

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35990-12-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,325,000.00. Affiant Subscribed and sworn to before me this 19th day of January, 2021. Notary Public My Commission Expires: 3/6/24 GEORGE MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Al Silverberg, Kimberly Ann Silverberg 4822 Post Road Nashville, TN 37205	**Send Tax Bills To:** New Owner 4822 Post Road Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 116020A01400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eddie Hamilton and Arnetta Hamilton, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Al Silverberg and Kimberly Ann Silverberg, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4822 Post Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of January, 2021.

Eddie Hamilton

Arnetta Hamilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Eddie Hamilton and Arnetta Hamilton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of January, 2021.

My Commission Expires: 3/6/24

Notary Public

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 75 on the Final Plat of Hill Place, as of record in Plat Book 7900, pages 923-932 (at page 929) as amended by Surveyor's Certificate of Correction in Book 10058, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Eddie Hamilton and wife, Arnetta Hamilton by deed dated September 17, 1996 from Pamlea E. Sloan of record in Book 10197, page 38, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable. Map and Parcel No. 116020A01400CO.
2. Declaration of Covenants, Conditions, By-Laws and Restrictions for Hill Place, of record in Book 9645, page 85 amended in Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 20000322-0029124 and Instrument No. 20010510-0048634, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Hill Place Homeowners Association of record in Book 9737, page 400, and Instrument No. 20090324-0026385, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6391, page 530, and Book 8223, page 594, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record in Plat Book 7900, pages 923 through 932 amended by Surveyor's Certificate of Correction in Book 10058, page 112, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Boundary Plan of record as Book 7900, page 713, Register's Office for Davidson County, Tennessee.
7. Easement for sewer of record in Book 3506, page 63, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

