NEW OWNER:

Edith K. Ottestad
Kristian Ottestad
704 Timber Lane
Nashville 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0038

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170008324 DEEDWARR
Recvd: 01/30/17 09:32 3 pgs
Fees:18.00 Taxes:651.20
20170130-0009410

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy-Six Thousand and 00/100 Dollars** (**$176,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **SILO CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **EDITH K. OTTESTAD AND husband, KRISTIAN OTTESTAD** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 203 of South Square Condominium, a Planned Unit Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing South Square Condominium of record in Instrument No. 20070710-0082274, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Silo Capital LLC, a Tennessee limited liability company by Quitclaim deed from Nathan Lyons of record in Instrument No. 20150311-0021021 Register's Office for Davidson County, Tennessee, dated February 23, 2015 and recorded on March 11, 2015.

Being also known as 907 18th Ave S. Apt 203 Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 26th day of **January, 2017**.

SILO CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
Nathan Lyons, President

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Nathan Lyons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **President** of, **Silo Capital, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 26th day of **January, 2017**.

_____

My commission expires: 9-8-2020

BRITTANY T. DUGAS STATE NOTARY PUBLIC TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 176,000.00 .

AFFIANT

Sworn to and subscribed to before me this 26th day of **January, 2017**.

NOTARY PUBLIC

My commission expires: 9-8-2020

BRITTANY T. DUGAS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY