**NEW OWNER:**

Marie Musanti
Louis A. Musanti
1294 Bay Street
Staten Island, NY 10305

**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:** 17-0237 LB

Map/Parcel ID:
173-09-0-A-194.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170047939 DEEDWARR
Recvd: 06/06/17 10:44 2 pgs
Fees:13.00 Taxes:888.00
20170606-0056404

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty Thousand and 00/100 Dollars** (**$240,000.00**) 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 **LOUIS A. MUSANTI and MARIE MUSANTI, Husband and Wife,** ("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:

**Land in Davidson County, Tennessee, being Lot No. 140 on the Plan of Lenox Village, Phase "B", a Planned Unit Development, of record in Plat at Instrument No. 20031024-0157237, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**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. 20150311-0021020, Register's Office for Davidson County, Tennessee, dated February 23, 2015 and recorded on March 11, 2015.**

**This is IMPROVED property being also known as 7840 Heaton Way, Nashville, Tennessee 37211.**

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 31st day of **May, 2017**.

SILO CAPITAL LLC, a Tennessee Limited Liability Company

By: J Lyons, Authorized Agent
JOEL LYONS, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOEL LYONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is Authorized Agent of SILO CAPITAL, LLC, the within-named bargainor, and as such authorized agent, being given the authority to so do, executed the within instrument on behalf of the limited liability company by signing its name as such authorized agent.

WITNESS my hand and official seal at office this 31st day of **May, 2017**.

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 9-8-2020

**********

The actual consideration or value, whichever is greater, for this transfer is $ 240,000.00 .

AFFIANT

Sworn to and subscribed to before me this 31st day of **May, 2017**.

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 9-8-2020