WARRANTY DEED

Karen Johnson Davidson County
Batch# 367328 DEEDWARR
03/04/2020 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $744.51
20200304-0024417

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,218.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-10-2021

(AFFIX SEAL)

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

G-SILO-18-109

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC

2012 21st Avenue South

Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joel Shrum		
(NAME)	(NAME)	
1644 54th Ave North	same	**91-3-C-31.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SILO HOUSE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOEL SHRUM, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1644 of Silo House, A Condominium, and described in a Declaration of record in Instrument No. 20180709-0066264, corrected by Scrivener's Affidavit of record in Instrument No. 20180724-0072254, and amended in Instrument Nos. 20180815-0080500, 20191108-0115784 and 20200203-0012223, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being part of the same property conveyed to Silo House, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from R Manuel - Centennial, a Tennessee General Partnership, recorded June 27, 2018 in Instrument No. 20180627-0062239, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to R Manuel - Centennial, a Tennessee General Partnership, by Special Warranty Deed from Brucewood Partners, a Tennessee General Partnership, recorded July 1, 2015 in Instrument No. 20150701-0063389, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Instrument No. 20180621-0059910, Register's Office for Davidson County, Tennessee.
- Master Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180627-0062234, amended in Instrument Nos. 20190611-0056002, 20190611-0056096 and 20200131-0011796.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180709-0066264, corrected in Instrument No. 20180724-0072254, amended in Instrument Nos. 20180815-0080500, 20191108-0115784 and 20200203-0012223.
- Notice of Land Use Restrictions recorded in Instrument No. 20171106-0114060, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Nos. 20171211-0125932, 20180502-0041506, 20180518-0047890 and 20180719-0070539, Register's Office for Davidson County, Tennessee.
- Assignment of Easement Rights of record in Instrument No. 20130204-0011240, Register's Office for Davidson County, Tennessee.
- Waterline Easement of record in Book 2925, Page 234, Register's Office for Davidson County, Tennessee.
- Easement for switch track as evidenced in Deed of record in Book 981, Page 650, Register's Office for Davidson County, Tennessee.
- County Taxes for the year 2020 and subsequent years, a lien not yet due and payable.

This is **improved** property known as: **1644 54th Ave North, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 2ND DAY OF MARCH, 2020.

Silo House, LLC

BY: _____

Aaron White

Director

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON WHITE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the DIRECTOR of SILO HOUSE, LLC the within named bargainor, a limited liability company, and that he/she as such DIRECTOR executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of March, 2020

_____

Notary Public

My Commission Expires: 7-3-23

(SEAL)

JONATHAN GISH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JONATHAN GISH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return To:

Rudy Title & Escrow, LLC

2012 21st Avenue South

Nashville, TN 37212

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 4th day of March, 2020.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY