WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$259,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-18-2023
(AFFIX SEAL)

SHEILA ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 407269 DEEDWARR
05/28/2020 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $958.30
20200528-0055274

THIS INSTRUMENT WAS PREPARED BY
Mid South Title Services, LLC
Michael E. Hewgley, Attorney
1715 Aaron Brenner Drive, Suite 401
Memphis, Tennessee 38120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katharine Ziegler	Ascend Federal Credit Union	091-00-0-010
(NAME)	(NAME)	
1638 54th Avenue North, Unit 330	1611 N. Jackson St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Tullahoma, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE **SAINT PAUL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHARINE ZIEGLER, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 330 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, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

BEING all and the same property conveyed to Saint Paul Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Silo House, LLC, a Tennessee Limited Liability Company, of record at Instrument Number 20200203-0012223, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Plan of record in Instrument No. 20180621-0059910; Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20180627-0062234, amended at Instrument Nos. 20190611-0056002, 20190611-0056096, and 20200131-0011796; Terms, provisions, options rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions, and Restrictions of record at Instrument no. 20180709-0066264, corrected at Instrument No. 20180724-0072254, amended at Instrument Nos. 20180815-0080500, 20191108-0115784, and 20200203-0012223; Charter of Homeowner's Association of record at Instrument No. 20180711-0067120; Notice of Land Use Restrictions of record at Instrument Nos. 20160811-0083633 and 20171106-0014060; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record at Instrument Nos. 20171211-0125932, 20180502-0041506, 20180518-0047890 and 20180719-0070539; Easement for Access of record in Book 5121, Page 950; Easement for Roadway of record in Book 1237, Page 141; Assignment of Easement Rights of record at Instrument No. 20130204-0011240; Warranty Deed for Flowage Easement to the United States of America with a right to flood the Cumberland River as a result of the operation and maintenance of the Chestham Lock and Dam Project of record in Book 2245, Page 317; Right of Way Easement for pipeline to operate, construct, repair said pipeline as well as transport liquid or gases to Colonial Pipeline Company of record in Book 3804, Page 55; Waterline Easement of record in Book 2925, Page 234; Easement for ingress/egress to Pan American Petroleum Company as evidenced in Deed of record in Book 972, Page 393; Right of Way Easement for pipeline granted to Colonial Pipeline Company of record in Book 3674, Page 218; Easement for switch track as evidenced in Deed of record in Book 981, Page 650; all in said Register's Office, and except for 2020 County of Davidson taxes, not yet due and payable, which Grantees assumes and agree to pay.

unimproved ☐
This is improved ☒ property, known as 1638 54th Avenue North, Unit 330, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 20 day of May, **2020**.

SAINT PAUL PROPERTIES, LLC

Will Levy

WILL LEVY
SOLE MEMBER

STATE OF **TENNESSEE**
COUNTY OF **SHELBY**

On this 20 day of May, **2020,** before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Will LEvy** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Sole Member** of **Saint Paul Properties, LLC, a Tennessee Limited Liability Company** the within named bargainor, a limited liability company, and that he as such **Sole Member** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such **Sole Member.**

WITNESS my hand and Notary Seal at office the day and year above written.

Commission expires:



Notary Public

Return To:

Blue Ribbon Title & Escrow, Inc.
1600 Westgate Circle, Suite 130
Brentwood, TN 37027

MST#2020040372 TB

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

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY