THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200527283** Karen Johnson Davidson County Batch# 410198 DEEDWARR 06/04/2020 03:29:36 PM 2 pgs Fees: $13.00 Taxes: $1,017.13 20200604-0057650	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $274,900.00. Affiant Subscribed and sworn to before me, this 3rd day of June, 2020. Notary Public My Commission Expires:

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2021

WARRANTY DEED

Address New Owner: Gregory D. Dew and Kelley G. Dew, Trustees 3261Thoroughbred Drive Hermitage, TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 03 0C 043.00

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, **Jake Griffin and Allison Griffin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory D. Dew and Kelley G. Dew, Trustee of Dew Revocable Living Trust dated November 11, 2019**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 209 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 and 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 the same property conveyed to Jake Griffin and Allison Griffin, Husband and Wife, by Warranty Deed from Silo House, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200421-0041548, in the Register's Office of Davidson County, Tennessee, dated April 18, 2020 and recorded on April 21, 2020.

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, of record in Instrument No. 20180627-0062239, in the Register's Office of Davidson County, Tennessee, dated June 26, 2018 and recorded on June 27, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R. MANUEL - CENTENNIAL, PHASE II, as recorded in Instrument No. 20180621-0059910.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180627- 0062234, as supplemented in Instrument No. 20190611-0056002 and as amended in Instrument Nos. 20190611-0056096 and 20200131-0011796.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180709- 0066264, corrected by Scrivener's Affidavit of record in Instrument No. 20180724-0072254, and amended in Instrument Nos. 20180815-0080500 and 20191108-0115784 and 20200203-0012223.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument Nos. 20160811-0083633 and 20171106-0114060.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Nos. 20171211-0125932, 20180502- 0041506, 20180518-0047890 and 20180719-0070539.

Easement for Ingress and Egress, recorded in Book 972, Page 393.

Easement for Switch Tract, recorded in Book 981, Page 650.

Easement for Roadway, recorded in Book 1237, Page 141.

Easement for Flowage, recorded in Book 2245, Page 317.

Easement for Waterline, recorded in Book 2925, Page 234.

Easement for Right of Way, recorded in Book 3674, Page 218 and Book 3804, Page 55.

Easement for Access, recorded in Book 5121, Page 950.

Easement for Rights, recorded in Instrument No. 20130204-0011240.

This is improved property located at 1638 54th Avenue North #209 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 29th day of May, 2020.

Jake Griffin

Allison Griffin by [signature] Attorney-in-fact
Allison Griffin
BY: Jake Griffin, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jake Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Allison Griffin and that he is authorized by Allison Griffin to execute this instrument on her behalf.

Witness my hand, at office, this 3rd day of June, 2020.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023