File 33187-8 Box 14

Karen Johnson Davidson County
Batch# 426162 **DEEDWARR**
06/25/2020 10:48:19 AM 2 pgs
Fees: $13.00 Taxes: $1,626.35

20200625-0068697

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,553.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-SILO-20-1633-17

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)
Ryan Patrick Flanagan and Alexandra Nicole Charles	**Capstar Bank**	
(NAME) **1633 54th Avenue North #17**	(NAME) **2002 Richard Jones Rd., Ste. 300A**	**91-3-B-27.00CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Nashville, TN 37215**	
(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 BEND HOMES, 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 **RYAN PATRICK FLANAGAN, A SINGLE MAN ALEXANDRA NICOLE CHARLES, A SINGLE WOMAN, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** 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 No. 27 of Silo Bend Homes, a Horizontal Property Regime With Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180709-0066260, amended in Instrument No. 20180814-0080169, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "D" to said Declaration and the By-Law appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Silo Bend Homes, 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. 20180627-0062235, 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.
• Taxes for 2020 and subsequent years, a lien not yet due and payable.
• 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 recorded in Instrument No. 20180627-0062234, amended in 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 recorded in Instrument No. 20180709-0066260, amended in Instrument No. 20180814-0080169.
• Charter of Homeowner's Association of record in Instrument No. 20180711-0067119, Register's Office for Davidson County, Tennessee.
• Notice of Land Use Restrictions recorded in Instrument Nos. 20160811-0083633 and 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.
• Easement for Access of record in Book 5121, Page 950, Register's Office for Davidson County, Tennessee.

- Easement for Roadway of record in Book 1237, Page 141, 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.
- 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 Cheatham Lock and Dam Project of record in Book 2245, Page 317, Register's Office for Davidson County, Tennessee.
- 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, 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 ingress/egress to Pan American Petroleum Company as evidenced in Deed of record in Book 972, Page 393, Register's Office for Davidson County, Tennessee.
- Right of Way Easement for pipeline granted to Colonial Pipeline Company of record in Book 3674, Page 218, 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.
- NES Easement of record in Instrument No. 20190308-0021265, Register's Office for Davidson County, Tennessee.
- Charter Right of Way of CSX Transportation Railroad.
- Subject to the rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1633 54th Avenue North #17, 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 24th DAY OF JUNE, 2020.

Silo Bend Homes, LLC

BY: _____
Laura Mitchell
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 AUTHORIZED AGENT of SILO BEND HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of June, 2020.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212