# WARRANTY DEED

Karen Johnson Davidson County
Batch# 431329 **DEEDWARR**
07/07/2020 07:51:53 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20200707-0072603

DANIEL DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

JM-SB-SR-20-1624

**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) |
|---|---|---|
| **Elyse Wiser**<br>**Todd Wiser** | **F&M Bank** | |
| (NAME)<br>**1624 54th Avenue North** | (NAME)<br>**PO Box 451** | **091-03-0C-022.00-CO** |
| (ADDRESS)<br>**Nashville, TN 37209** | (ADDRESS)<br>**Clarksville, TN 37041** | |
| (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, **TODD MCGLAMERY AND SARAH MCGLAMERY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELYSE WISER, UNMARRIED AND TODD WISER, MARRIED, AS TENANTS IN COMMON WITH 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, Unit 1624, of the Silo House, a Condominium, as established in Master Deed of record at Instrument No. 20180709-0066264, Scrivener's Affidavit of record at Instrument No. 20180724-0072254, as amended at Instrument No. 20180815-0080500, in Instrument No. 201911008-0115784, and 20200203-0012223 in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Todd McGlamery and Sarah McGlamery, husband and wife by Warranty deed from Silo House, LLC, a Tennessee limited liability company of record in Instrument No. 20200514-0050307 Register's Office for Davidson County, Tennessee, dated May 08, 2020 and recorded on May 14, 2020.

This conveyance is subject to:
• Taxes for the year 2020 and subsequent years.
• Plan of record as Instrument Number 20180621-0059910, Register's Office of Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Instrument Number 20180709-0066264, Scrivener's Affidavit of record at Instrument No. 20180724-0072254, as amended at Instrument No. 20180815-0080500 in Instrument No. 20191108-0115784, add amendment 2020203-0012223 , Register's Office for Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Instrument Number 20180627-0062234, Supplemental Declaration of record at Instrument No. 20190611-0056002, Amended at Instrument No. 20190611-0056096, Register's Office for Davidson County, Tennessee.
• Charter of record in Instrument Number 20180711-0067119 Instrument No. 20180604-0053365. Instrument No. 20180711-0067120 and Instrument No.20200221-0019287, in the Register's Office for Davidson County, Tennessee.
• NES Easement of record in Instrument Number 20190308-0021265, in the Register's Office for Davidson County, Tennessee.
• Notice of Land Use Restrictions of record in Instrument Number 20160811-0083633 and Instrument No. 20170505-0044727, in the 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, in the Register's Office for Davidson County, Tennessee.
• Right of way Easement for pipeline to operate, construct, repair said pipeline as well as transport liquids or gases to Colonial Pipeline Company of record in Book 3804, Page 55, in the Register's Office for Davidson County, Tennessee.
• Waterline easement contained of record in Book 2925, Page 234, in the Register's Office for Davidson County, Tennessee.

- Easement for ingress/egress to Pan American Petroleum Company as evidenced in the Deed of of record in Book 972, Page 393, in the 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, in the Register's Office for Davidson County, Tennessee.
- Easement for switch track as evidenced in Deed of record in Book 981, Page 650, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171211-0125932, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180502-0041506, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180518-0047890, in the Register's Office for Davidson County, Tennessee.
- Notice of Land Use Restrictions of record in Instrument Number 20171106-0114060, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1624 54th Avenue 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 JULY, 2020.

Todd McGlamery

Sarah McGlamery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TODD MCGLAMERY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH MCGLAMERY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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