Karen Johnson Davidson County
Batch# 437649 DEEDWARR
07/15/2020 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $995.30
20200715-0077233

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627785**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $269,000.00. Julie Baily Affiant Subscribed and sworn to before me, this 10th day of July, 2020. Carmen Coats Notary Public My Commission Expires:

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Raney Catherine Conner 1622 54th Avenue Unit 1622 Nashville TN 37209	Send Tax Bills To: Wells Fargo Bank, N.A. 2701 Wells Fargo Way Minneapolis, MN 55467-8000	Tax Information: Tax Parcel ID No. 091 03 0C 021.00

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, **Robert S. Jacobs Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Raney Catherine Conner, an unmarried woman**, ("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 1622 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 the same property conveyed to Robert S. Jacobs, Jr., a married man by Warranty Deed from Silo House, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200429-0044983, in the Register's Office of Davidson County, Tennessee, dated April 21, 2020 and recorded on April 29, 2020. Said property was never the marital residence of Grantor.

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.

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 5400 CONTENNIAL, as recorded in Plat Instrument No. 20140528-0045931.

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

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

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or

incorporated by reference into the Master Deed establishing SILO HOUSE, A CONDOMINIUM of record in Instrument No. 20180709-0066264, corrected by Scrivener's Affidavit of record in Instrument No. 20180724-0072254, as amended by instrument(s) of record in in Instrument Nos. 20180815-0080500, 20191108-0115784 and 20200203-0012223; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Easements, Covenants and Restrictions recorded in Instrument No. 20140530-0046802.

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 Restriction and Covenants for Stormwater Facilities and Systems recorded in Instrument Nos. 20171211-0125932, 20180502-0041506, 20180518-0047890 and 20180719-0070539.

Easement recorded in Book 972, Page 393 and Book 981, Page 650. Easement for Roadway, recorded in Book 1237, Page 141. Easement for Flowage, recorded in Book 2245, Page 317. Easement for Pipe Line, recorded in Book 2925, Page 234. Easement for Right of Way, recorded in Book 3674, Page 218; Book 3676, Page 131; Book 3676, Page 165; Book 3678, Page 14 and Book 3804, Page 55. Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 4656, Page 788. Easement for Access, recorded in Book 5121, Page 950. Easement for Assignment of Easement Rights, recorded in Instrument No. 20130204-0011240.

This is improved property located at 1622 54th Avenue Unit 1622 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 10th day of July, 2020.

PS/ by Mike Jacobs as attorney in fact
Robert S. Jacobs Jr. by Mike Jacobs as
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, Mike Jacobs , 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 Robert S. Jacobs, Jr. and that he is authorized by Robert S. Jacobs, Jr. to execute this instrument on their behalf.

Witness my hand, at office, this 10th day of July, 2020.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 5, 2023

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

