WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$251,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, **2020**.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 451970 DEEDWARR
08/06/2020 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $928.70
20200806-0087472

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
Catherine Stanley	New Owner	091-03-C-064.00CO
(NAME)	(NAME)	
1638 54th Ave. N #230		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **SAINT PAUL PROPERTIES, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CATHERINE STANLEY,** unmarried woman HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **SHELBY** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: & J.

Land in Davidson County, Tennessee, being Unit 230 of Silo House, A Condominium and described in a Declaration of record in Instrument Number 20180709-0066264 and amended in Instrument Numbers 20180724-0072254, 20180815-0080500, 20191108-0115784 and 20200203-0012223 in the Registers' Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

BEING the same property conveyed to Saint Paul Properties, LLC by Warranty Deed of record in Instrument No. 2020043-0042745 in said Register's Office.

This conveyance is made subject to Plan of record in Instrument Number 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 Number 20180627-0062234, amended at Instrument Number 20196011-00560002, 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 Number 20180709-0066264, corrected at Instrument Number 20180724-0072254, amended at Instrument Number 20180815-0080500, 20191108-0115784 and 20200203-0012223; Charter of Homeowner's Association of record at Instrument Number 20180711-0067120; Notice of Land Use Restrictions of record at Instrument Numbers 20160811-0083633 and 20171106-0014060; Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record at Instrument Numbers 20171211-0125932, 20180502-0041506, 20180518-0047890 and 20180719-0070539; Easements of Access of record in Book 5121, Page 940; Easements of Roadway of record in Book 1237, Page 141; Assignment of Easement Rights of record at Instrument Number 20130204-0011240; Warranty Deed for Flowage Easements 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 Easements 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; Easements for ingress/egress to Pan American Petroleum Company 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 640, all in said Registers' Office, and except for 2020 County of Davidson taxes, not yet due and payable, which Grantees assumes and agrees to pay.

unimproved ☐
This is improved ☒ property, known as 1638 54th Avenue North Unit 230, 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 24th day of **July, 2020**.

SAINT PAUL PROPERTIES, LLC

BY: _____

WILL LEVY, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 24th day of **July, 2020,** before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **WILL LEVY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be a **sole member** authorized to execute the instrument of **SAINT PAUL PROPERTIES, LLC.**, the within named bargainor, a limited liability company and that he/she as such **sole member**, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him/herself as **sole member.**

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

Commission expires: 6-6-23

_____
Notary Public

MICHAEL E. HEWGLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 06, 2023

Return To:

TENNESSEE TITLE SERVICES, LLC
7000 Executive Center Drive, Ste 290
Brentwood, TN 37027

MST# 2020060565 LM

True Copy Certification

I, **Jennifer Pennell**, 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 Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

