Karen Johnson Davidson County
Batch# 476138 DEEDWARRSP
09/15/2020 01:05:30 PM 7 pgs
Fees: $38.00 Taxes: $26,228.57
20200915-0105203

This Instrument Prepared By:
Christian-A. Schuetz, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz
211 Commerce Street, Suite 800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Silo West Nashville, LLC, a Tennessee limited liability company 2206 21st Avenue South Nashville, TN 37212	Same
Map & Parcel No.: 091-00-0-063.00	

STATE OF TENNESSEE §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DAVIDSON §

THAT R MANUEL - CENTENNIAL, a Tennessee general partnership, ("**Grantor**"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY to SILO WEST NASHVILLE, LLC, a Tennessee limited liability company, ("**Grantee**"), its successors and assigns, all of its right, title and interest in and to a certain tract or parcel of land described in Exhibit "A", attached hereto and made a part hereof (the "**Property**").

This is unimproved Property located 0 54th Avenue, Nashville, Tennessee.

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit "B" attached hereto and incorporated herein by this reference (hereinafter referred to collectively as the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee and its successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto Grantee and its successors and assigns against every person whomsoever claiming the same or any part thereof by, through, or under Grantor, but not otherwise, subject to the Permitted Encumbrances.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4 day of September, 2020.

R MANUEL - CENTENNIAL,
a Tennessee general partnership

By: R M Centennial Trust,
Its General Partner

By: _____
Ryan Manuel Moses, Co-Trustee

By: M R Centennial Trust,
Its General Partner

By: _____
Manuel Benjamin Russ, Co-Trustee

[Notary Acknowledgements on following page.]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ryan Manuel Moses, as Co-Trustee of the R M Centennial Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Trustee of the R M Centennial Trust, the General Partner of R Manuel - Centennial, the within named bargainor, a Tennessee general partnership and that he as such Co-Trustee of the General Partner, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such Co-Trustee of the General Partner.

WITNESS my hand and seal at office, on this the 4 day of September, 2020.

Notary Public

My Commission Expires:

01-04-2024

DANIELLE MENDELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Manuel Benjamin Russ, as Co-Trustee of the M R Centennial Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Trustee of the M R Centennial Trust, the General Partner of R Manuel - Centennial, the within named bargainor, a Tennessee general partnership and that he as such Co-Trustee of the General Partner, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as such Co-Trustee of the General Partner.

WITNESS my hand and seal at office, on this the 4 day of September, 2020.

Notary Public

My Commission Expires:

01-08-2024

DANIELLE MENDELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $7,088,803.00.

AFFIANT

Subscribed and sworn to before me, this 4 day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 01-08-2024

DANIELLE MENDELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Final Subdivision Plat and Unified Plat of Record of R. Manuel - Centennial, Phase II of record as Instrument No. 201806210059910, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to R MANUEL - CENTENNIAL, A TENNESSEE GENERAL PARTNERSHIP, by deed from BRUCEWOOD PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, of record as Instrument No. 20150701-0063389, dated June 30, 2015, said Register's Office.

Exhibit "B"

1. Taxes for the year 2020 and subsequent years, a lien, but not yet due and payable.

2. Matters shown on the Plan of record as Instrument No. 20180621-0059910, Register's Office for Davidson County, Tennessee.

3. Notice of Land Use Restrictions of record as Instrument No. 20171106-0114060, said Register's Office.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20171211-0125932, said Register's Office.

5. Master Declaration of Protective Covenants, Conditions and Restrictions for Silo Bend of record as Instrument No. 20180627-0062234, and amended as Instrument Nos. 20190611-0056096, and 20200131-0011796, said Register's Office.

6. Roadway Easement of record in Book 1237, page 141, said Register's Office.

7. NES Easement of record as Instrument No. 20190308-0021263, said Register's Office.

8. Matters shown on the survey prepared by Michael H. Charette of Cherry Land Surveying, Inc., TN RLS NO. 2048, 622 West Iris Drive, Nashville, TN 37204, dated March 17, 2020.

True Copy Certification

I, Valerie Matlock, do hereby make oath that I am 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 Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Valerie Matlock, 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: 7-5-21

Notary' Seal (if on paper)

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY