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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829899** Karen Johnson Davidson County Batch# 485824 DEEDWARR 09/29/2020 02:22:57 PM 2 pgs Fees: $13.00 Taxes: $924.63 20200929-0112225	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $249,900.00. Affiant Subscribed and sworn to before me, this 28th day of September, 2020. Notary Public My Commission Expires: 7/9/22 LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Taylor Melanson 1638 54th Avenue North #322 Nashville TN 37209	~~New Owner~~ CMG 3160 Crow Canyon Rd #400 San Ramon, CA 94583	Tax Parcel ID No. 091 03 0C 091.00

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, **CJ Partners, LLC, a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor Melanson, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit 322 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 and 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 CJ Partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Silo House, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200320-0030991, in the Register's Office of Davidson County, Tennessee, dated March 16, 2020 and recorded on March 20, 2020.

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 R. Manuel - Centennial Phase II, as recorded in Plat Book Instrument No. 20180621-0059910, Page(s).

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

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180709-0066264, corrected by Scrivener's Affidavit of record in Instrument

No. 20180724-0072254, and amended in Instrument No. 20180815-0080500, Instrument No. 20191108-0115784 and Instrument No. 20200203-0012223.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20160811-0083633 and Instrument No. 20171106-0114060.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20171211-0125932, Instrument No. 20180502-0041506, Instrument No. 20180518-0047890 and Instrument No. 20180719-0070539.

Easement for Ingress and Egress, recorded in Book 972, Page 393.

Easement for Switch Tract, recorded in Book 981, Page 650.

Easement for Roadway, recorded in Book 1237, Page 141.

Easement for Flowage, recorded in Book 2245, Page 317.

Easement for Waterline, recorded in Book 2925, Page 234.

Easement for Right of Way, recorded in Book 3674, Page 218 and Book 3804, Page 55.

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 1638 54th Avenue North #322 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 28th day of September, 2020.

CJ Partners, LLC, a Tennessee limited liability company

BY: Jonathan Harris, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Harris, with whom I am personally acquainted, and who acknowledged himself to be the Authorized Agent of CJ Partners, LLC a Tennessee limited liability company, the within named bargainer, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Agent.

Witness my hand, at office, this 28th day of September, 2020.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023