THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829650** Karen Johnson Davidson County Batch# 508398 DEEDWARR 11/03/2020 12:52:30 PM 3 pgs Fees: $18.00 Taxes: $924.63 20201103-0128634	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 22nd day of October, 2020. Notary Public My Commission Expires:

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Harry D. Nicholas III 1632 54th Avenue North Nashville TN 37209	Send Tax Bills To: new owner	Tax Information: Tax Parcel ID No. 091 03 0C 026.00

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 **Harry D. Nicholas III**, ("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 1632 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 No. 20180815-0080500, 20191108-0115784 and 20200203-0012223, in the 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. 20200526-0054149, in the Register's Office of Davidson County, Tennessee, dated May 19, 2020 and recorded on May 26, 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 Instrument No. 20180621-0059910.

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

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180709-0066264, Scrivener's Affidavit recorded in Instrument No. 20180724-0072254, amended in Instrument No's. 20180815-0080500, 20191108-0115784 and 20200203-0012223.

Easement for Ingress/Egress to Pan American Petroleum Company, recorded in Book 972, Page 393.

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

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

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

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

Easement for Right of Way for Pipeline granted to Colonial Pipeline Company, recorded in Book 3674, Page 218 and Book 3804, Page 55.

Easement for Access, recorded in Book 5121, Page 950.

Easement for Stormwater Facilities and Systems, recorded in Instrument No's. 20171211-0125932, 20180502-0041506, 20180518-0047890 and 20180719-0070539.

Assignment of Easement Rights of record in Instrument No. 20130204-0011240, Register's Office for Davidson County, Tennessee.

Notice of Land Use Restrictions recorded in Instrument No's. 20160811-0083633 and 20171106-0114060.

This is improved property located at 1632 54th Avenue North 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 22nd day of October, 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 22nd day of October, 2020.

Notary Public
My Commission Expires: 03-07-2023

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

True Copy Certification

I, Margaret Philpott, 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 Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23