Karen Johnson Davidson County
Batch# 508617 DEEDWARR
11/04/2020 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,145.63
20201104-0128931

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $579,900.00. Affiant Subscribed and sworn to before me, this 29th day of October, 2020. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Amanda Arcoleo and Andrew Poe	**New Owner**	**091-03-0B-007.00CO**
1635 54th Avenue		
Nashville, TN 37209		

FOR AND IN 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, WE,

David J. Rieley, a unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Poe and Amanda Arcoleo, husband and wife, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Silo Bend Homes, a Horizontal Property Regime With Private Elements of record in Exhibit "D" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20180709-0066260, amended in Instrument No. 20180814-0080169, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David J. Rieley, a married man, by Warranty Deed, from Silo Bend Homes, LLC, a Tennessee limited liability company, dated April 17, 2020, of record in Instrument No. 20200421-0041796, Register's Office for Davidson County, Tennessee. David J. Rieley having divorced by case 20D463 in the Circuit Court of Davidson County, Tennessee, during construction of the home and it never served as a marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20180709-0066260, amended in Instrument No. 20180814-0080169, Register's Office for Davidson County, Tennessee.
Warranty Deed for Flowage Easement to USA of record in Book 2245, Page 317, in the Register's Office for Davidson County, Tennessee.
Right of Way Easement for Pipeline to Colonial Pipeline Company of record in Book 3674, Page 218, Book 3676, Page 131 and Book 3804, Page 55, in the Register's Office for Davidson County, Tennessee.
Waterline Easement of record in Book 2925, Page 234, in the Register's Office for Davidson County, Tennessee.
Ingress and Egress Easement to Pan American Petroleum Company in Deed of record in Book 972, Page 393, in the Register's Office for Davidson County, Tennessee.
Easement for Switch Track in Deed of record in Book 981, Page 650, in the Register's Office for Davidson County, Tennessee.
Notice of Land Use Restrictions of record in Instrument No. 20160811-0083633 and Instrument No. 20171106-

0114060, in the Register's Office for Davidson County, Tennessee.
Restrictions and Covenants for Storm Water Facilities and Systems of record in Instrument No. 20171211-0125932, Instrument No. 20180502-0041506 and Instrument No. 20180518-0047890, in the Register's Office for Davidson County, Tennessee.
All matters of record in Instrument No. 20180621-0059910, in the Register's Office for Davidson County, Tennessee.
Master Declaration of Protective Covenants, Conditions and Restrictions for Silo Bend of record in Instrument No. 20180627-0062234, amended and supplemented in Instrument No. 20190611-0056002, Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796, in the Register's Office for Davidson County, Tennessee.
Right of Way and Access Easement of record in Book 5121, Page 950, in the Register's Office for Davidson County, Tennessee.
20 Foot Roadway Easement of record in Book 1237, Page 141, in the Register's Office for Davidson County, Tennessee.
Easement to NES of record in Instrument No. 20190308-0021265, in the Register's Office for Davidson County, Tennessee.
Charter for Silo Bend Owners Association, Inc. of record in Instrument No. 20180703-0064672, in the Register's Office for Davidson County, Tennessee.
Charter for Silo Bend Homes Association, Inc. of record in Instrument No. 20180711-0067119, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1635 54th Avenue, Nashville, TN 37209.

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 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 my/our hand(s) this 29th day of October, 2020.

David J. Rieley by Russell J. McCann, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Russell J. McCann, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of David J. Rieley, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for David J. Rieley, and is authorized by David J. Rieley to execute this instrument on his behalf.

Witness my hand, at office, this 29th day of October, 2020.

Notary Signature
My commission expires:

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 23, 2021

File #: 20-727
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

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

Notary's Signature

My Commission Expires: 12/15/2021