THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210132695

Karen Johnson Davidson County
Batch# 578737 DEEDWARR
02/25/2021 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20210225-0023842

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $265,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2021.

Notary Public
My Commission Expires: 4.7.23

GREGORY D. VAGNER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ashley Prislinger 1638 54th Avenue #323 Nashville TN 37209	New Owner	Tax Parcel ID No. 091 03 0C 092.00

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, **Lindsay K. Lockhart , a single person**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashley Prislinger, an unmarried woman**("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 323 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 Lindsay K. Lockhart, a Single Person, by Warranty Deed from Silo House, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200320-0030981, in the Register's Office of Davidson County, Tennessee, dated March 13, 2020 and recorded on March 20, 2020.

Being part of the same property conveyed to Silo House, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from R Manuel – Centennial, a Tennessee general partnership, of record in Instrument No. 20180627-0062239, in the Register's Office of Davidson County, Tennessee, dated June 26, 2018 and recorded on June 27, 2018.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

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 and as supplemented in Instrument No. 20190611-0056002 and as amended in Instrument Nos. 20190611-0056096 and 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 Nos. 20180815-0080500, 20191108-0115784 and 20200203-0012223.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument Nos. 20160811-0083633 and 20171106-0114060.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Nos. 20171211-0125932, 20180502-0041506, 20180518-0047890 and 20180719-0070539.

Easement for Ingress and Egress, 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, 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 #323 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 February, 2021.

Lindsay K. Lockhart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lindsay K. Lockhart, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)