THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635529** MADISON GONZALEZ NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $269,900.00. Affiant Subscribed and sworn to before me, this 12th day of July, 2021. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Julian Bernal Talero 1638 54th Avenue North #213 Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 03 0C 047.00

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, **Janus Investments, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julian Bernal Talero**, ("Grantees"), their 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 213 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, 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 Janus Investments LLC, A Tennessee Limited Liability Company, by Warranty Deed from Silo House, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20200403-0035749, in the Register's Office of Davidson County, Tennessee, dated April 01, 2020 and recorded on April 03, 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.

County of Davidson taxes for the year 2021 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 Instrument No. 20180621-0059910.

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

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

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No's. 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 No's. 20171211-0125932, 20180502-0041506, 20180518-0047890 and 20180719-0070539.

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

Karen Johnson Davidson County
Batch# 678806 DEEDWARR
07/19/2021 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $998.63
20210719-0096353

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 Pipe Line, 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 recorded in Instrument No. 20130204-0011240.

This is improved property located at 1638 54th Avenue North #213 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 12th day of July, 2021.

Janus Investments, LLC

By: John Rula, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared John Rula, 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 Authorized Agent of Janus Investments, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 12th day of July, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/12/21.

Affiant Signature

7/14/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/14/21.

Notary's Signature

My Commission Expires:

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