Karen Johnson Davidson County
Batch# 689266 **DEEDWARR**
08/03/2021 10:08:33 AM 3 pgs
Fees: $18.00 Taxes: $1,424.13

20210803-0104073

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**
**The actual value or consideration, whichever is greater, for this transfer is $384,900.00.**

Amanda Bivins
**Affiant**

**Sworn to and subscribed before me this 2nd day of August, 2021.**

**Notary Public**
**My Commission Expires:** 2/26/22

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 2/26/22

**THIS INSTRUMENT PREPARED BY:**
**MADISON TITLE & ESCROW, LLC**
**1033 Demonbreun Street, Ste. 300, Nashville, TN 37203**
**Telephone (615) 942-8096**

# WARRANTY DEED

| Address of Owners | Address of Property | Send Tax Bills To | Map-Parcel Nos. |
|---|---|---|---|
| Jeffrey Baum and Kathleen Baum | 1638 54th Avenue North | Owner | |
| 240 W 102nd St. #31 | Unit #205 | | **091-03-0C-039.00-CO** |
| New York, NY 10025 | Nashville, TN 37209 | | |

**FOR AND IN CONSIDERATION** of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Megan B. Jernigan and Stephen A. Jernigan, wife and husband,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Jeffrey Baum and Kathleen Baum, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

**Land in Davidson County, Unit 205, of the Silo House, a Condominium, as established in Declaration of record at Instrument No. 20180709-0066264, corrected by Scrivener's Affidavit of record at Instrument No. 20180724-0072254, as amended at Instrument No. 20180815-0080500, in Instrument No. 201911008-0115784, and in Instrument No. 20200203-0012223, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more completed description of said Unit.**

**Being a portion 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 Register's Office for Davidson County, Tennessee, dated June 26, 2018 and recorded on June 27, 2018.**

**Being the same property conveyed to Megan B. Jernigan and Stephen A. Jernigan, wife and husband by Warranty deed from Silo House, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200325-0032174 Register's Office for Davidson County, Tennessee, dated March 20, 2020 and recorded on March 25, 2020.**

**TO HAVE AND TO HOLD** said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

**Taxes for the year 2021, a lien not yet due and payable.**
**Subject to all matters shown on the Plan of record as Instrument Number 20180621-0059910, Register's Office of Davidson County, Tennessee.**
**Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180709-0066264, Scrivener's Affidavit of record at Instrument No. 20180724-0072254, as amended at Instrument No. 20180815-0080500 in Instrument No. 20191108-0115784, add amendment 2020203-0012223 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons**
**Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180627-0062234, Supplemental Declaration of record at Instrument No. 20190611-0056002, Amended at Instrument No. 20190611-0056096, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons**
**Charter of record in Instrument Number 20180711-0067119 Instrument No.20180604-0053365. Instrument No. 20180711-0067120 and Instrument No.20200221-0019287, in the Register's Office for Davidson County, Tennessee.**
**NES Easement of record in Instrument Number 20190308-0021265, in the Register's Office for Davidson County, Tennessee.**
**Notice of Land Use Restrictions of record in Instrument Number 20160811-0083633 and Instrument No. 20170505-0044727, in the Register's Office for Davidson County, Tennessee.**
**Warranty Deed for Flowage Easement 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 of record in Book 2245, Page 317, in the Register's Office for Davidson County, Tennessee.**
**Right of way Easement for pipeline to operate, construct, repair said pipeline as well as transport liquids or gases to Colonial Pipeline Company of record in Book 3804, Page 55, in the Register's Office for Davidson County, Tennessee.**
**Waterline easement contained of record in Book 2925, Page 234, in the Register's Office for Davidson County, Tennessee.**
**Easement for ingress/egress to Pan American Petroleum Company as evidenced in the Deed of of record in Book 972, Page 393, in the Register's Office for Davidson County, Tennessee.**
**Right of Way Easement for pipeline granted to Colonial Pipeline Company of record in Book 3674, Page 218, in the Register's Office for Davidson County, Tennessee.**
**Easement for switch track as evidenced in Deed of record in Book 981, Page 650, in the Register's Office for Davidson County, Tennessee.**
**Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171211-0125932, in the Register's Office for Davidson County, Tennessee.**
**Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180502-0041506, in the Register's Office for Davidson County, Tennessee.**
**Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180518-0047890, in the Register's Office for Davidson County, Tennessee.**
**Notice of Land Use Restrictions of record in Instrument Number 20171106-0114060, in the Register's Office for Davidson County, Tennessee.**
**Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.**
**Subject to rights of others in and to the common areas and/or elements.**

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this the 2nd day of August, 2021.

Stephen A. Jernigan

Megan B. Jernigan

**STATE OF TENNESSEE** )
**COUNTY OF Davidson** )

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Megan B. Jernigan and Stephen A. Jernigan, wife and husband,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Franklin~~ Nashville, Tennessee, this the 2nd ~~day~~ of August, 2021.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires