Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-EYP-21-1620

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $399,000.00

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Subscribed and sworn to before me this 5th day of October, 2021.

Notary Public
My commission expires: 07/09/24

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Marie Hanan et vir 1620 54th Avenue N Nashville, TN 37209	~~TBD~~ new owners	091-03-0C-020-00

Karen Johnson Davidson County
Batch# 732082 **DEEDWARR**
10/08/2021 02:49:17 PM 4 pgs
Fees: $23.00 Taxes: $1,476.30

20211008-0135806

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Robert A. Winstead, an unmarried man and Abigail Winstead, an unmarried woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Marie Hanan and Alexander Hanan, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 1620 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 20200203-002223, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Abigail Winstead, an unmarried woman, and Robert A. Winstead, an unmarried man, by deed from Silo House, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200415-0039489, Register's Office for Davidson County, Tennessee, and dated April 10, 2020.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Silo House of record in Instrument No. 20180621-0059910 Register's Office for Davidson County, Tennessee.

2. Roadway Easement of record in Book 1237 Page 141 Register's Office for Davidson County, Tennessee.

3. Access Easement of record in Book 5121 Page 950 Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171211-0125932, 20180502-0041506, 20180518-0047890, and 20180719-0070539 Register's Office for Davidson County, Tennessee.

5. Notice of Land Use Restrictions of record in Instrument No. 20160811-0083633 and 20171106-0114060 Register's Office for Davidson County, Tennessee.

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

7. 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 Register's Office for Davidson County, Tennessee.

8. Right of Way Easement for pipeline to operate, construct, repair said pipeline as well as transport liquid or gases to Colonial Pipeline Company of record in Book 3804 Page 55 Register's Office for Davidson County, Tennessee.

9. Waterline Easement of record in Book 2925 Page 234 Register's Office for Davidson County, Tennessee.

10. Easement for ingress/egress to Pan American Petroleum Company of record in Book 972 Page
393 Register's Office for Davidson County, Tennessee.

11. Right of Way Easement for pipeline granted to Colonial Pipeline Company of record in Book 3674 Page 218 Register's Office for Davidson County, Tennessee.

12. Easement for switch track as evidenced in Deed of record in Book 981 Page 650 Register's Office for Davidson County, Tennessee.

13. Restrictive covenants of record in Instrument No. 20180627-0062234 and amended in Instrument No. 20190611-0056002, 20190611-0056096, and 20200131-0011796. Instrument

No. 20180709-0066264, corrected in Instrument Np. 20180724-0072254, amended in Instrument Nos. 20180815-0080500, 20191108-0115784 and 20200203-0012223 Register's Office for Davidson County, Tennessee.

14. Charter of Homeowners Association of record in Instrument No. 20180711-0067120 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 1620 54th Avenue North, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 5 day of October, 2021.

Robert A. Winstead by Abigail Winstead Attorney in Fact
Robert A. Winstead by Abigail Winstead, his Attorney-In-Fact

Abigail Winstead

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of October, 2021, before me personally appeared Abigail Winstead to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert A. Winstead acknowledged that such person executed the same as the free act and deed of Robert A. Winstead.

Notary Public

My Commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of October, 2021, before me personally appeared Abigail Winstead, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of October, 2021.

Notary Signature
My commission expires: 2/12/23

