Karen Johnson Davidson County
Batch# 763303 DEEDWARR
11/30/2021 11:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20211130-0157884

36699

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36699-10-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Affiant Subscribed and sworn to before me this 10th day of November, 2021. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Brian Kruszewski, Kelly Ann Kruszewski 1638 54th Avenue N, #328 Nashville, TN 37209	**Send Tax Bills To:** New Owner 27371 Barbados lane Summerland Key, FL 33042	**Tax Information:** Map and Parcel No.: 091030C09700CO

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, **Randall R. Woodward, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Kruszewski and Kelly Ann Kruszewski, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1638 54th Avenue N, #328, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

The subject property has never been the marital residence of Grantor.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 2ND day of November, 2021.

Randall R. Woodward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randall R. Woodward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2ND day of November, 2021.

Notary Public

My Commission Expires: 7/3/23

THOMAS C. FUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 328 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 a 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.

Being the same property conveyed to Randall R. Woodward, Unmarried, by Warranty Deed from Silo House, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20200612-0060474, in the Register's Office of Davidson County, Tennessee, dated June 09, 2020 and recorded on June 12, 2020.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Instrument No. 20180621-0059910, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180627-0062234, as Supplemental Declaration recorded in Instrument No. 20190611-0056002 and amendment recorded in Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180709-0066264 and Scrivener's Affidavit recorded in Instrument No. 20180724-0072254 and amendment recorded in Instrument No's. 20180815-0080500, 20191108-0115784 and 20200203-0012223, Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No's. 20160811-0083633 and 20171106-0114060, Register's Office for Davidson County, Tennessee.
6. 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, Register's Office for Davidson County, Tennessee.
7. Easement for Ingress and Egress, recorded in Book 972, Page 393, Register's Office for Davidson County, Tennessee.
8. Easement for Switch Track, recorded in Book 981, Page 650, Register's Office for Davidson County, Tennessee.
9. Easement for Roadway, recorded in Book 1237, Page 141, Register's Office for Davidson County, Tennessee.
10. Easement for Flowage, recorded in Book 2245, Page 317, Register's Office for Davidson County, Tennessee.
11. Easement for Pipe Line, recorded in Book 2925, Page 234, Register's Office for Davidson County, Tennessee.
12. Easement for Right of Way, recorded in Book 3674, Page 218 and Book 3804, Page 55, Register's Office for Davidson County, Tennessee.
13. Easement for Access, recorded in Book 5121, Page 950, Register's Office for Davidson County, Tennessee.
14. Easement recorded in Instrument No. 20130204-0011240, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on 11/2/2021.

George E. Mudter, Jr.
Dated 11/2/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public
Dated 11/2/2021

My commission expires 10/2/2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023