**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 211138439**

Karen Johnson Davidson County
Batch# 771028 **DEEDWARR**
12/09/2021 11:09:54 AM 2 pgs
Fees: $13.00 Taxes: $1,143.30

20211209-0163305

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $309,000.00

Affiant

Subscribed and sworn to before me, this 7th day of December, 2021.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Edward L. Pearce and Anne Hayes Pearce<br>1628 54th Avenue North<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>091-03-0C-024.00-CO |

**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, **Dolores M. Lincoln, single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward L. Pearce and Anne Hayes Pearce, husband and wife,** ("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, Unit 1628, of the Silo House, a Condominium, as established in Master Deed of record at Instrument No. 20180709-0066264, Scrivener's Affidavit of record at Instrument No. 20180724-0072254, as amended at Instrument No. 20180815-0080500, Instrument No. 201911008-0115784 an Instrument No. 20200203-0012223, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of a said Unit.

Being the same property conveyed to Dolores M. Lincoln, single woman by Warranty deed from CJ Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200526-0053936 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on May 26, 2020.

The execution of this instrument is affected by the signature of Abby Benson as Attorney-in-Fact for Dolores M. Lincoln, which Power of Attorney is recorded in Instrument Number 20211209-0163304, said Register's Office.

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.

Taxes for the year 2022, a lien not yet due and payable and all years thereafter.

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.

This is improved property located at 1628 54th Avenue North 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 7th day of December, 2021.

Dolores M. Lincoln by Abby Benson as Attorney-in-Fact

Dolores M. Lincoln by Abby Benson as Attorney-in-Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abby Benson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Dolores M. Lincoln and that she is authorized by Dolores M. Lincoln to execute this instrument on her behalf.

Witness my hand, at office, this 7th day of December, 2021.

Notary Public

TARA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: