

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

Amanda Bimer
Affiant

Sworn to and subscribed before me this 11th day of April, 2022.

Notary Public
My Commission Expires: 10/26/24

Karen Johnson Davidson County
Batch# 839733 **DEEDWARR**
04/14/2022 10:16:46 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220414-0043327

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.
Anastacia Loats Beth Loats	1638 54th Avenue North #116	Owner	
1638 54th Avenue North #116			**091-03-0C-010.00-CO**
Nashville, TN 37209	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, I, **Kasturi Sahasrabuddhe, an unmarried woman,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Anastacia Nicole Loats, an unmarried woman, and Beth Ann Loats, an unmarried woman,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 116 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 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 Kasturi Sahasrabuddhe, an unmarried woman by Warranty deed from Silo House, LLC, a Tennessee limited liability company of record in Instrument No. 20200415-0039461 Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 15, 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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has 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 2022, 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, and Instrument No 20200131-0011796 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, and Instrument Number 20180719-0070539 in the Register's Office for Davidson County, Tennessee.

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

Assignment of Easement Rights of record in Instrument Number 20130204-0011240, 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.

Right of Way Easement of record in Book 3676, Page 131, in the Register's Office for Davidson County, Tennessee.

Dedication of Storm Sewer Easement to Metropolitan Nashville, Davidson County, Tennessee of record in Book 4656, Page 788, in the Register's Office for Davidson County, Tennessee.

Twenty Foot Right of Way Easement of record in Book 3678, Page 14 and Book 3676, Page 165, in the Register's Office for Davidson County, Tennessee.
Matters shown on the Plan of record in Instrument Number 20140528-0045931, in the Register's Office for Davidson County, Tennessee.
Assignment of Easement Rights by and between Brucewood Partners and NLC Partners of record in Instrument Number 20140604-0048362, in the Register's Office for Davidson County, Tennessee.
Declaration of Easement, Covenants and Restrictions of record in Instrument Number 20140530-0046802, in the Register's Office for Davidson County, Tennessee.
Easement for Roadway of record in Book 1237, Page 141, in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20150701-0063389 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Possible right of CSX Transportation Railroad to increase its right-of-way to the full extent of its charter.
Subject to rights of others in and to the common areas and/or elements.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

And Grantor does further covenant and bind herself, her 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 11th day of April, 2022.

Kasturi Sahasrabuddhe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Kasturi Sahasrabuddhe, an unmarried woman,** 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 Nashville, Tennessee, this the 11th day of April, 2022.

NOTARY PUBLIC
My Commission Expires: 10/26/24

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