Prepared by:
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220340201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $329,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of April, 2022

Notary Public

My Commission Expires: SEPTEMBER 8, 2025

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

Karen Johnson Davidson County
Batch# 849555 DEEDWARR
05/02/2022 11:41:22 AM 2 pgs
Fees: $13.00 Taxes: $1,217.30
20220502-0050652

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amy Marie Elkus 1638 54th Avenue North, Unit 313 Nashville TN 37209	New Owner	Tax Parcel ID No. 091-03-0C-082.00 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, **Laurence Esposito and Sarah Esposito, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Amy Marie Elkus, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 313 , on the Horizontal Property Regime for Silo House, as recorded in the Master Deed of record in Instrument No. 20180709-0066264, corrected by Scrivener's Affidavit of record in Instrument No. 20180724-0072254, and amended in Instrument No. 20180815-0080500, Instrument No. 20191108-0115784 and Instrument No. 20200203-0012223, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to LAURENCE ESPOSITO AND SARAH ESPOSITO, HUSBAND AND WIFE, by deed from SILO HOUSE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200306-0025645 , dated March 3, 2020 , 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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 091-03-0C-082.00 CO.

Matters shown on the Plan of record as Instrument No. 20180621-0059910, said Register's Office.

Waterline easement contained in Book 2925, page 234, said Register's Office.

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

Notice of Land Use Restrictions of record as Instrument No. 20171106-0114060, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20171211-0125932, and as Instrument No. 20180502-0041506, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180709-0066264, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180627-0062234, corrected by Scrivener's Affidavit in Instrument No. 20180724-0072254, amended in Instrument No. 20180815-0080500, Instrument No. 20191108-0115784, Instrument No. 20200203-0012223, Instrument No. 20200131-0011796, and Instrument No. 20190611-0056002, said Register's Office.

This is improved property located at 1638 54th Avenue North, Unit 313 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 27th day of April, 2022.

Laurence Esposito

Sarah Esposito

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laurence Esposito and Sarah Esposito, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2022.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022