THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220541201** Karen Johnson Davidson County Batch# 878754 **DEEDWARR** 06/27/2022 11:26:34 AM 2 pgs Fees: $13.00 Taxes: $1,280.20 20220627-0073334	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $346,000.00. Affiant Subscribed and sworn to before me, this 23rd day of June, 2022. Notary Public My Commission Expires: _____ RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner: Megan Maloney 1638 54th Avenue N #331 Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 03 0C 100.00

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, **Laura Elizabeth Sherborne, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Megan Maloney, unmarried**, ("Grantees"), its 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 331 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, 20200203-0012223 and 20220324-0034071, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Laura Elizabeth Sherborne, an unmarried woman, by Warranty Deed from Silo House, LLC, a Tennessee limited liability company, of record in Instrument No. 20200306-0025681, in the Register's Office of Davidson County, Tennessee, dated March 2, 2020 and recorded on March 6, 2020.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R. Manuel - Centennial, Phase II, as recorded in Instrument No. 20180709-0066264.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180627-0062234 and as Supplemented in Instrument No. 20190611-0056002 and as Amended in Instrument Nos. 20190611-0056096 and 20200131-0011796.

Declaration of Covenants, Conditions and Restrictions recorded 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, 20200203-0012223 and 20220324-0034071.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20160811-0083633 and Instrument No. 20171106-0114060.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20171211-0125932,

Instrument No. 20180502-0041506, Instrument No. 20180518-0047890 and Instrument No. 20180719-0070539.

Easement recorded in Book 972, Page 393, Book 981, Page 650, Book 1237, Page 141 and Book 5121, Page 950.

Easement for Flowage, recorded in Book 2245, Page 317.

Easement for Pipe Line, recorded in Book 2925, Page 234.

Easement for Right of Way, recorded in Book 3674, Page 218 and Book 3804, Page 55.

Assignment of Easement Rights recorded in Instrument No. 20130204-0011240.

This is improved property located at 1638 54th Avenue N #331 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 23rd day of June, 2022.

Laura Elizabeth Sherborne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laura Elizabeth Sherborne, 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 23rd day of June, 2022.

Notary Public
My Commission Expires: _____

KATE ROSE NTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022