WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: (Al

LINDSAY M. BLAKELY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

W-LS-22-1648

Karen Johnson Davidson County
Batch# 885377 **DEEDWARR**
07/07/2022 11:10:26 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00

20220707-0078406

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Wayne LeMaster	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**091-03-0C-033.00-CO**
1648 54th Ave N	**4004 Hillsboro Pk. Ste. 216B**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURA MCCORMICK NKA LAURA SOLLMAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER WAYNE LEMASTER, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1648 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 the same property conveyed to Laura A. McCormick, a single woman by Warranty Deed from SILO House, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200414-0039111 Register's Office for Davidson County, Tennessee, dated April 8, 2020 and recorded on April 14, 2020. The said Laura A. McCormick is one the same as Laura McCormick nka Laura Sollman.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20180621-0059910, Register's Office of Davidson County, Tennessee.
- 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 and in Instrument No. 20191108-0115784 and Instrument No. 202002030012223 and in Instrument No. 20220324-0034071, Register's Office for Davidson County, Tennessee.
- 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.
- Charter of record in Instrument Number 20180711-0067119 and Instrument No. 20180604-0053365, in the Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Instrument Number 20180711-0067120, 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.
• Easement for Access of record in Book 5121, Page 950, 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.
• Assignment of Easement Rights of record in Instrument Number 20130204-0011240, 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 and Instrument No. 20180719-0070539, 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.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1648 54th Ave N, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 30th DAY OF JUNE, 2022.

Laura McCormick nka Laura Sollman by
Aaron Sollman, Attorney in Fact

Laura McCormick nka Laura Sollman by
Aaron Sollman, Attorney in Fact

Aaron Sollman

Aaron Sollman, spouse of Laura McCormick, hereby joins in this conveyance and does transfer and convey any and all marital interest Aaron Sollman may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON SOLLMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAURA MCCORMICK NKA LAURA SOLLMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said LAURA MCCORMICK NKA LAURA SOLLMAN.

Witness my hand and official seal, this the 30th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON SOLLMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212