WARRANTY DEED

Karen Johnson Davidson County
Batch# 904988 DEEDWARR
08/18/2022 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,528.10
20220818-0093608

File #22-KA-1677-326

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $413,000.00.

Laura Sauer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 2022.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Laura Sauer (NAME)	**First Choice Lending Services, LLC, a TN LLC** (NAME)	**091-03-1B-326.00-CO**
1677 54th Avenue N, Unit 326 (ADDRESS)	**9821 Cogdill Road, Suite 2** (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	**Knoxville, TN 37932** (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, **SILO WEST NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA SAUER, A SINGLE PERSON** 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 326, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Silo West Nashville Master Condominium, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200915-0105204, First Amendment at Instrument No. 20211026-0143658, and Second Amendment at Instrument No. 20220803-0088689, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Silo West Nashville, LLC, a Tennessee limited liability company by Special Warranty Deed from R. Manuel - Centennial, a Tennessee general partnership of record in Instrument No. 20200915-0105203, Register's Office for Davidson County, Tennessee, dated September 04, 2020 and recorded on September 15, 2020.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Instrument No. 20180621-0059910, Register's Office of Davidson County, Tennessee.
* Master Declaration of Protective Covenants, Conditions and Restrictions for Silo Bend, of record in Instrument No. 20180627-0062234, amended Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796, Register's Office for Davidson County, Tennessee.
* Declaration of Silo West Nashville Master Condominium, of record in Instrument No. 20200915-0105204, as amended in Instrument No. 20211026-0143658 and Instrument No. 20220803-0088689, Register's Office for Davidson County, Tennessee.
* Charter for Silo Bend Owners Association, Inc. of record in Instrument No. 20180703-0064672, Register's Office for Davidson County, Tennessee.
* Notice of Land Use Restrictions of record in Instrument No. 20171106-0114060, Register's Office for Davidson County, Tennessee.

* Roadway Easement of record in Book 1237, Page 141, Register's Office for Davidson County, Tennessee.
* NES Easement of record in Instrument No. 20190308-0021263, Register's Office for Davidson County, Tennessee.
* Restriction and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171211-0125932 and Instrument No. 20200221-0019287, Register's Office for Davidson County, Tennessee.
* Grant of Easement to Comcast Cable Communications Management, LLC of record in Instrument No. 20211207-0161834, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1677 54th Avenue N, Unit 326, Nashville, TN 37209**
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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 16th day of August, 2022.

Silo West Nashville, LLC, a Tennessee Limited Liability Company

By: _____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared LOY CARNEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be AUTHORIZED AGENT of SILO WEST NASHVILLE, LLC, the within named bargainor, a Tennessee limited liability company, and that such LOY CARNEY as such AUTHORIZED AGENT, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Tennessee limited liability company as AUTHORIZED AGENT.

Witness my hand and seal this 16th day of AUGUST, 2022.

_____
Notary Signature
My commission expires: _____

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 16th day of August, 2022.

Affiant Signature
Date 08/16/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16th day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

