WARRANTY DEED

Karen Johnson Davidson County
Batch# 913797 DEEDWARR
09/07/2022 03:58:48 PM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20220907-0100479

G-VRES-22-1677-419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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)
419 Silo House, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**091-03-1B-419-00-CO**
5879 Fredricksburg Drive		
(ADDRESS)	(ADDRESS)	
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, **CALE TULLY AND LIANE BARRETTO, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **419 SILO HOUSE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 419, 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 and First Amendment to Declaration for Silo West Nashville Master Condominium of record as Instrument No. 20211026-0143658, Second Amendment of record in Instrument No. 20220803 0088689 and Third Amendment in Instrument No. 20220823-0094974 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 the same property conveyed to Cale Tully and Liane Barretto, Married to Each Other by Warranty deed from Silo West Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220816-0092818 Register's Office for Davidson County, Tennessee, dated August 10, 2022 and recorded on August 16, 2022.

This conveyance is subject to:
- Taxes for the year 2022 and all subsequent years, 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.
- Notice of Land Use Restrictions of record in Instrument Number 20160811-0083633, Instrument No. 20170505-0044727 and Instrument No. 20171106-0114060, in the Register's Office for Davidson County, Tennessee.
- All matters of record in Instrument Number 20180621-0059910, in the Register's Office for Davidson County, Tennessee.
- Easement to NES of record in Instrument Number 20190308-0021263, in the Register's Office for Davidson County, Tennessee.
- Warranty Deed for Flowage Easement to USA of record in Book 2245, Page 317, in the Register's Office for Davidson County, Tennessee.
- Easement for Switch Track in Deed of record in Book 981, Page 650, in the Register's Office for Davidson County, Tennessee.
- Right of Way and Access Easement of record in Book 5121, Page 950, in the Register's Office for Davidson County, Tennessee.
- 20 Foot Roadway Easement of record in Book 1237, Page 141, in the Register's Office for Davidson County, Tennessee.
- Charter for Silo Bend Owners Association, Inc. of record in Instrument Number 20180703-0064672, in the Register's Office for Davidson County, Tennessee.
- Charter for Silo Bend Homes Association, Inc. of record in Instrument Number 20180711-0067119, in the Register's Office for Davidson County, Tennessee.

• Restriction and Covenants for Storm Water Facilities and Systems of record in Instrument Number 20171211-0125932, Instrument No. 20180502-0041506, Instrument No. 20180518-0047890, Instrument No. 20180719-0070539 and Instrument No. 20200221-0019287, in the Register's Office for 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 20180627-0062234, amended and supplemented in Instrument No. 20190611-0056002, Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796 and Instrument No. 20200915-0105204 and Instrument No. 20211026-0143658 and 20220803 0088689 Register's Office for Davidson County, Tennessee.
• Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Silo West Nashville Master Condominium of record in Instrument Number 20200915-0105204, and as amended in Instrument No. 20211026-0143658, Instrument No. 20220803-0088689 and Instrument No. 20220823-0094974, 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: **1677 54th Ave N #419, 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 2nd DAY OF SEPTEMBER, 2022.

Cale Tully

Liane Barretto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALE TULLY, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LIANE BARRETTO, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

Return to:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212