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

CRT File No. 220942513

Karen Johnson Davidson County
Batch# 923007 **DEEDWARR**
09/29/2022 10:09:25 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20220929-0107535

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $365,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2022.

Notary Public
My Commission Expires:

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
406 Silo West, LLC 5879 Fredricksburg Drive Nashville, TN 37215	New Owner	Tax Parcel ID No. 091 03 1B 406.00

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, **Jake Griffin and Allison Griffin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **406 Silo West, LLC, a Tennessee limited liability company**, ("Grantees"), their 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 406, 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 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 Jake Griffin and Allison Griffin, by Warranty Deed from Silo West Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220801-0087116, in the Register's Office of Davidson County, Tennessee, dated July 28, 2022 and recorded on August 01, 2022.

Being part 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, in the Register's Office for Davidson County, Tennessee, dated September 4, 2020 and recorded on September 15, 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.

Taxes for the year 2022 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R. Manuel - Centennial Phase II, as recorded in Instrument No. 20180621-0059910.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Silo Bend Condominium of record in Instrument No. 20180627-0062234, as amended by instrument(s) of record in Instrument Nos. 20190611-0056096 and 20200131-0011796; also subject to easements, rights and interests 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 building thereon.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200915-0105204, as Amended in Instrument Nos. 20211026-0143658; 20220803-0088689 and 20220823-0094974.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in 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 Nos. 20171211-0125932, 20180502-0041506; 20180518-0047890, 20180719-0070539 and 20200221-0019287.

Easement recorded in Book 1237, Page 141, Instrument Nos. 20190308-0021262; 20190308-0021263; 20190308-0021264; and 20211207-0161834.

This is improved property located at 1677 54th Avenue North, 406 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 28th day of September, 2022.

Jake Griffin

Allison O. Griffin
Allison Griffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jake Griffin and Allison Griffin, 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 28th day of September, 2022.

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 8, 2023

Notary Public
My Commission Expires: