THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221042819** Karen Johnson Davidson County Batch# 953401 DEEDWARR 12/20/2022 10:41:47 AM 2 pgs Fees: $13.00 Taxes: $1,294.63 20221220-0131308	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 16th day of December, 2022. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Rodney Pendley 1677 54th Avenue #209 Nashville TN 37209	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 091 03 1B 209.00

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, **Hesson Homes LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rodney Pendley**, ("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 209, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Silo West Nashville Master Condominium, a Horizontal Property Regime of record as Instrument No. 20200915-0105204, and as amended in Instrument No. 20211026-0143658, Instrument No. 20220803-0088689, and 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 Hesson Homes LLC, a Tennessee Limited Liability Company, by Warranty Deed from Silo West Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220922-0105318, in the Register's Office of Davidson County, Tennessee, dated September 19, 2022 and recorded on September 22, 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 04, 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 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 5400 Centennial, as recorded in Instrument No. 20140528-0045931.

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, amended in Instrument Nos. 20211026-0143658, 20220803-0088689 and 20220823-0094974.

Covenants, Conditions and Restrictions as set forth in Declaration of Easements, Covenants and Restrictions recorded in Instrument No. 20140530-0046802.

Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument Nos. 20160811-0083633, 20170505-0044727 and 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 972, Page 393, Book 981, Page 650, Book 1237, Page 141 and Instrument No. 20211207-0161834.

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, Book 3676, Page 131, Book 3676, Page 165, Book 3678, Page 14 and Book 3804, Page 55.

Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 4656, Page 788.

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

Easement for NES, recorded in Instrument Nos. 20190308-0021262, 20190308-0021263 and 20190308-0021264.

Matters shown on the survey prepared by Michael H. Charette of Cherry Land Surveying, Inc., TN RLS NO. 2048, 622 West Iris Drive, Nashville, TN 37204, dated March 17, 2020.

This is improved property located at 1677 54th Avenue #209 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 16th day of December, 2022.

Hesson Homes LLC

By: Robert L. Hesson, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Robert L. Hesson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Hesson Homes LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 14th day of December, 2022.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 6, 2026