WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #23-DM-1677-417

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

Karen Johnson Davidson County
Batch# 984761 DEEDWARR
03/27/2023 12:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,180.30
20230327-0022069

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul Martin DesRosiers and Colleen M. DesRosiers	**New Owner**	
(NAME)	(NAME)	**091 03 1B 417.00**
1677 54th Ave North, Unit 417		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **CORY CHATHAM, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL MARTIN DESROSIERS, AN UNMARRIED MAN, AND COLLEEN M. DESROSIERS, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** 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 417, 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 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.

Further being the same property conveyed to Cory Chatham, Married, by Warranty Deed from Silo West Nashville, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20220921-0104886, in the Register's Office for Davidson County, Tennessee, dated September 15, 2022, and recorded on September 21, 2022.

Cayla Chatham, spouse of Cory Chatham hereby joins in the execution of this deed to convey any and all marital interest in said property.

This conveyance is subject to:
*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 West Nashville Master Condominium of record in Instrument No. 20180627-0062234, as amended in Instrument Nos. 20190611-0056096 and 20200131-0011796; as supplemented in Instrument No. 20190611-0056002; 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 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.
*Easement recorded in Book 972, Page 393, Book 981, Page 650, Book 1237, Page 141 and Instrument No. 20211207-0161834.
*Assignment of Easement Rights recorded in Instrument No. 20130204-0011240.
*Easement for NES, recorded in Instrument Nos. 20190308-0021262, 20190308-0021263 and 20190308-0021264.
*Notice of Completion recorded in Instrument No. 20220725-0084969.
* 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 North, Unit 417, Nashville, TN 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 23rd day of March, 2023.

Cory Chatham

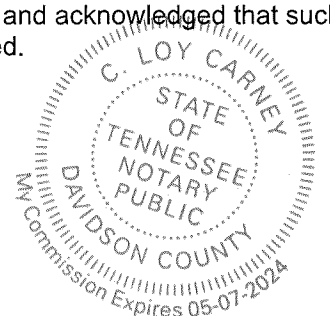
Cayla Chatham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of March, 2023, before me personally appeared Cory Chatham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of March, 2023.

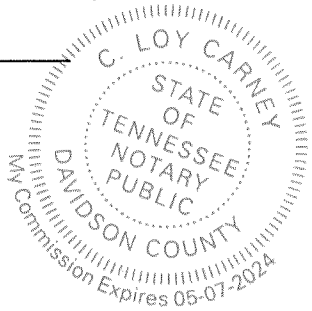
Notary Signature
My commission expires:



On this 23rd day of March, 2023, before me personally appeared Cayla Chatham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of March, 2023.

Notary Signature
My commission expires:



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

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Mar. 23, 2023.

Affiant
Date: ~~April~~ March 27, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27 day of ~~April~~ March 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY