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

CRT File No. 230243742

Karen Johnson Davidson County
Batch# 987522 DEEDWARR
04/03/2023 11 13 29 AM 2 pgs
Fees $13 00 Taxes $1,217 30
20230403-0023858

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $329,000 00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2023

Notary Public
My Commission Expires

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information·
JMB Holdings, LLC 3201 Woodlawn Dr. Nashville, TN 37215	New Owner	Tax Parcel ID No 091 03 1B 128 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, **Michael R. Griffin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JMB Holdings, 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 128, 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 Michael R Griffin, a single person, by Warranty Deed from Silo West Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20221012-0112079, in the Register's Office for Davidson County, Tennessee, dated October 11, 2022 and recorded on October 12, 2022

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 R Manuel - Centennial Phase II, as recorded in Instrument No 20180621-0059910

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20180627-0062234, supplemented in Instrument No 20190611-0056002 and amended in Instrument No 20190611-0056096 and Instrument No. 20200131-0011796

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20200915-0105204 as amended in Instrument No. 20211026-0143658, Instrument No. 20220803-0088689 and Instrument No. 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 No 20171211-0125932,

Instrument No 20180502-0041506, Instrument No. 20180518-0047890, Instrument No 20180719-0070539 and Instrument No. 20200221-0019287

Easement for NES, recorded in Instrument No 20190308-0021263

Easement recorded in Instrument No. 20211207-0161834

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 #128 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 31st day of March, 2023

Michael R Griffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael R Griffin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand, at office, this 31st day of March, 2023

Notary Public
My Commission Expires _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027