WARRANTY DEED

Karen Johnson Davidson County
Batch# 1045699 DEEDWARR
09/05/2023 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,198.80
20230905-0069038

DM-WRE-23-1638-308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-06-24
(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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)
Garrett Webb	New Owner	
(NAME)	(NAME)	**091 03 0C 077.00**
1638 54th Ave #308		
(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, **THE JOSEPH A. BAYNE REVOCABLE TRUST, CREATED JULY 18, 2022,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARRETT WEBB,** 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 308 of Silo House, A Condominium, and described in a Declaration of record in Instrument No. 20180709-0066264, corrected by Scrivener's Affidavit of record in Instrument No. 20180724-0072254, and amended in Instrument No. 20180815-0080500, Instrument No. 20191108-0115784, Instrument No. 20200203-0012223 and Instrument No. 20220324-0034071, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Joseph A. Bayne, Trustee of the Joseph A. Bayne Revocable Trust, created July 18, 2022, by Quitclaim Deed from Joseph Allen Bayne and Joanne Bayne, of record in Instrument No. 20220722-0083852, in the Register's Office of Davidson County, Tennessee, dated July 18, 2022 and recorded on July 22, 2022

Further being the same property conveyed to Joseph Allen Bayne and Joanne Bayne, Married to Each Other, by Warranty Deed from Silo House, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200508-0048291, in the Register's Office of Davidson County, Tennessee, dated May 05, 2020 and recorded on May 08, 2020.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- 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 No. 20190611-0056096; Instrument No. 20200131- 0011796 and Supplemental Declaration recorded 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. 20180709- 0066264, as Scrivener's Affidavit recorded in Instrument No. 20180724-0072254, as Amendment recorded in Instrument No. 20180815-0080500; Instrument No. 20191108-0115784; Instrument No. 20200203-0012223 and Instrument No. 20220324-0034071.
- Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No. 20160811-0083633 and 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 and Instrument No. 20180719-0070539.
- Easement for Broadband Communications Services, recorded in Instrument No. 20221109-0120073.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1638 54th Avenue North #308, 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 30th DAY OF JUNE, 2023.

Joseph A. Bayne, Trustee of the Joseph A. Bayne Revocable Trust, created July 18,2022

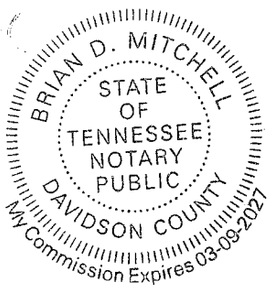
Joseph A. Bayne, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH A. BAYNE, TRUSTEE of JOSEPH A. BAYNE, TRUSTEE OF THE JOSEPH A. BAYNE REVOCABLE TRUST, CREATED JULY 18,2022, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of June, 2023.

Notary Public
My Commission Expires: _____
(SEAL)Expires: 3-9-2027
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Britney Garner do hereby make oath that I am a licensed attorney and/or the 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 6/30/23 (date of document).

Affiant Signature

9/1/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st of Sept., 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025