Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson
Batch # 1078260
12/05/2023 09:35:32 AM
Fees: $13.00 Taxes: $1,332.00

Davidson County
DEEDWARR
2 pgs

20231205-0093730

File #23-PA-1677-406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy Savard and Stephanie Ryann Straface	**Studio Bank**	
(NAME)	(NAME)	
1677 54th Avenue #406	**124 12th Avenue South, Ste 400**	**091 03 1B 406.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37203**	
(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, **406 SILO WEST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY SAVARD AND STEPHANIE RYANN STRAFACE, HUSBAND AND WIFE** 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 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; as Second amendment recorded in Instrument No. 20220803-0088689 and Third amendment recorded in 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 406 Silo West, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jake Griffin and Allison Griffin, husband and wife, of record in Instrument No. 20220929-0107535, in the Register's Office of Davidson County, Tennessee, dated September 28, 2022 and recorded on September 29, 2022.

Being 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. 20220801-0087116, in the Register's Office for Davidson County, Tennessee, dated July 28, 2022 and recorded on August 01, 2022.

Being a 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:

*County of Davidson taxes for the year 2024 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 Plat Instrument No. 20180621-0059910.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180627-0062234, as amended in Instrument No. 20190611-0056096 and Instrument No. 20200131-0011796.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200915- 0105204, and amended in Instrument No. 20211026-0143658; Instrument No. 20220803-0088689; 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; Instrument No. 20200221-0019287.
*Easement recorded in Easement recorded in Book 1237, Page 141; Instrument No. 20190308-0021262; Instrument No. 20190308-0021263; Instrument No. 20190308-0021264; and Instrument No. 20211207-0161834.

* 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 406, 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 1st day of December, 2023.

406 Silo West, LLC, a Tennessee Limited Liability Company

By: _____
Jennifer Turner, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John W. Bishop of the state and county mentioned, personally appeared Jennifer Turner, Sole Member of 406 Silo West, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of 406 Silo West, LLC, the within named bargainor, a Limited Liability Company, and that such Jennifer Turner, Sole Member of 406 Silo West, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, TN this 1st day of December, 2023.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

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