Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 150
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1329610
10/02/2025 12 15 PM
Fees $13 00 Taxes $1,069 30

Davidson County
DEEDWARR
2 pgs

20251002-0078650

File #25-TL-1677-415

(SEAL)
VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2025

Notary Public
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

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)
David Garcia	NEW OWNER	
(NAME)	(NAME)	**091 03 1B 415 00**
1677 54th Avenue North, Unit 415		
(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 BRUNSON, SINGLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DAVID GARCIA, UNMARRIED,

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 415, 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 Cory Brunson, by Warranty Deed from Silo West Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20220920-0104658, in the Register's Office of Davidson County, Tennessee, dated September 14, 2022 and recorded on September 20, 2022

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of R MANUEL - CENTENNIAL, as recorded in Instrument No 20170221-0017490.
* 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 20200915-0105204, as Amended in Instrument No 20211026-0143658, Instrument No 20220803-0088689 and Instrument No 20220823-0094974, 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.
* Covenants, Conditions and Restrictions as set forth in Master Declaration of Protective Covenants, Conditions and Restrictions recorded in Instrument No 20180627-0062234, as Supplemented in Instrument No 20190611-0056002, as Amended in Instrument No 20190611-0056096 and Instrument No 20200131-0011796.
* Covenants, Conditions and Restrictions as set forth in Notice of Land Use Restrictions recorded in Instrument No 20160811-0083633, Instrument No 20170505-0044727 and Instrument No 20171106-0114060
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants 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 Roadway, recorded in Book 1237, Page 141.
* Easement for NES, recorded in Instrument No 20190308-0021263
* Easement for Grant, recorded in Instrument No 20211207-0161834
* Charter for Silo Bend Owners' Association recorded as Instrument No 20180703-0064672.
* Charter for Silo Bend Homes Association recorded as Instrument No 20180711-0067119
* Common Open Space Deed recorded as Instrument No. 20230330-0023132
* Rules and Regulations recorded as Instrument No 20250411-0027138
* 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 415, 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 30th day of September, 2025

x _____
Cory Brunson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2025, before me personally appeared Cory Brunson, 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 30th day of September, 2025.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028