Davidson County DEEDWARR
Recvd: 01/14/09 15:29 2 pgs
Fees:13.00 Taxes:780.33

20090114-0003741

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-5M-08-228

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,900.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF January, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2470
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad A. Jones	Bank Of America Mortgage	
2115 Yeaman Place, #428 (ADDRESS)	9000 Southside Blvd. (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	082150A09100COH2

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we 5TH AND MAIN RESIDENTIAL OWNER, INC., A TENNESSEE CORPORATION
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHAD A. JONES AND WIFE, CARRIE JONES, hereinafter called the Grantee(s), their heirs 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 428,* 5TH AND MAIN CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20060630-0078751, AMENDED AT INSTRUMENTS 20070104-0001656, 20070724-0048607, 20080411-0036927, 20080512-0048553 AND 20081120-0114262 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING PART OF THE SAME PROPERTY CONVEYED TO 5TH AND MAIN RESIDENTIAL OWNER, INC., A TENNESSEE NON-PROFIT CORPORATION BY QUITCLAIM DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, A PUBLIC BODY AND A BODY CORPORATE AND POLITIC, RECORDED ON THE 30TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060630-0078750, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 13, PAGE 279; BOOK 161, PAGE 91; BOOK 8, PAGE 173; BOOK 8, PAGE 174; BOOK 14, PAGE 101; BOOK 3930, PAGE 324; BOOK 3953, PAGE 115; BOOK 10078, PAGE 364; BOOK 10169, PAGE 1; BOOK 11625, PAGE 241; BOOK 3969, PAGE 927; BOOK 64, PAGE 257; INSTRUMENT NUMBERS 20060626-0076032; 20060803-0094877; 20060630-0078751; 20070104-0001656; 20070424-0048607; 20080411-0036927; 20080512-0048553; 20050623-0072133; 200506230072134; 20060630-0078752; 20060928-0120284; 20050623-0072082, AND 20081120-0114262 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2115 Yeaman Place, #428, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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.

*and parking spaces 189+190

Witness my/our hand(s) this 8th day of January, 2009.

5th & Main Residential Owner, Inc., a Tennessee Corporation

BY:_____
Eddie Latimer, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of January, 2009, before me personally appeared Eddie Latimer, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of 5th and Main Residential Owner, Inc., a Tennessee corporation , the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of January, 2009.

Notary Public

My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903