Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Davidson County	DEEDWARR
Recvd: 04/23/13 10:54	3 pgs
Fees:18.00 Taxes:740.00	
20130423-0040188	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 19 day of April 2013.

Notary Public
My commission expires: January 14, 2016

WILLIAMSON COUNTY
SHERI ENGEL
NOTARY PUBLIC
STATE OF TENNESSEE

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jared Michael Schmitz 2115 Yeaman Place, #519 Nashville, TN 37206	Same	082150A10600

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Stephen E. Trotter, unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Jared Michael Schmitz an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 519 and Parking Space 185, 5th and Main Condominiums, as established under Master Deed of record in Instrument No. 20060630-0078751, amended in Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284 and 20120820-0074741, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Stephen E. Trotter, a married man by deed from Vth 5th and Main, LLC, a Delaware limited liability company or record in Instrument No. 20120925-0087225, dated 09/19/2013, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20060630-0078751, and amended in Instrument Nos. 20070104-0001654, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of 5th & Main Condominiums and recorded in Instrument No.

20060630-0078751, Register's Office for said county. 3) Charter for 5th & Main Condominium Association of record in Instrument No. 20060626-0076032 4) Restrictions of record in Book 3930, page 324, and Book 3953, page 115, Register's Office for Davidson County, Tennessee 5) Restrictive Covenants of the East Bank Redevelopment District, of record in Book 10078, page 364, as supplemented in Book 10169, page 1, and Book 11625, page 241, Register's Office for Davidson County, Tennessee 6) Restrictions of record in Instrument No. 20060630-0078750, Register's Office for Davidson County, Tennessee 7) Storm Water Detention Agreement of record in Instrument No. 20050623-0072082, said Register's Office. 11)

This property is improved property known as 2115 Yeaman Place, #519, Nashville,, Tennessee 37206

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19 day of April, 2013.

Stephen E. Trotter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen E. Trotter , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of April, 2013.

Sheri Engel
Notary Public

SHERI ENGEL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission expires: January 11, 2016

FILE NO: 07572

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

