WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140008389 DEEDWARR
Recvd: 02/05/14 12:34 2 pgs
Fees: 13.00 Taxes: 629.00

20140205-0010238

G-PP-13-2115

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Andrew Reese	**Same as New Owner**	
(NAME)	(NAME)	
2115 Yeaman Place #324		**82-15-A-61.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 considerations, the receipt of which is hereby acknowledged, **KEVIN SHEAFFER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM ANDREW REESE AND LISA DYAL REESE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING UNIT 324 AND PARKING SPACE 140, 5TH AND MAIN CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20060630-0078751, AMENDED AT INSTRUMENT NOS. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120829-0074741, 20121017-0095419 AND 20130911-0096032, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM TA REN ONG, AN UNMARRIED PERSON TO KEVIN SHEAFFER AS RECORDED ON THE 6TH DAY OF MAY, 2013 IN INSTRUMENT NO. 20130506-0045388 AND SPECIAL WARRANTY DEED FROM VTH 5TH AND MAIN, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO KEVIN SHEAFFER, UNMARRIED AND TA REN ONG, UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP AS RECORDED ON THE 5TH DAY OF APRIL, 2012 IN INSTRUMENT NO. 20120405-0029350, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE MASTER DEED ESTABLISHING 5TH AND MAIN CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20060630-0078751, AS AMENDED BY INSTRUMENT(S) OF RECORD IN INSTRUMENT NOS. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120829-0074741, 20121017-0095419 AND 20130911-0096032; COVENANTS, CONDITIONS AND RESTRICTIONS AS SET OUT IN DEED RECORDED IN INSTRUMENT NO. 20060630-0078750; CHARTER OF HOMEOWNERS ASSOCIATION RECORDED AT INSTRUMENT NOS. 20060626-0076032 AND 20060803-0094877; RESTRICTIVE COVENANTS FOR EAST BANK REDEVELOPMENT DISTRICT RECORDED IN BOOK 10078, PAGE 364, BOOK 10169, PAGE 1 AND BOOK 11625, PAGE 241; STORM WATER DETENTION AGREEMENT RECORDED AT INSTRUMENT NO. 20050623-0072082; EASEMENT TO COMCAST RECORDED AT INSTRUMENT NO. 20130726-0077475 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is ( ) **unimproved** (X) **improved** property known as **2115 Yeaman Place #324 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; 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 31st day of January, 2014.

Kevin Sheaffer

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 31st day of January, 2014.

Notary Public

My Commission Expires: 5-2014

(SEAL)

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212