WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140026808 DEEDWARR
Recvd: 04/21/14 14:45 2 pgs
Fees:13.00 Taxes:629.00

20140421-0033110

R-VRES-14-2115

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 17th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tanner D. Gore	**Magna Bank**	
(NAME)	(NAME)	
2115 Yeaman Place #417	**6525 Quail Hollow Rd, Suite 300**	**82-15-A-83.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Memphis, TN 38120**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **RANDALL OWEN RATLIFF, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TANNER D. GORE, AN UNMARRIED MAN** 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 417, 5TH AND MAIN CONDOMINIUM, 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, 20120820-0074741, 20121017-0095419 and 20130911-0096032, 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 the same property conveyed to Randall Owen Ratliff by Special Warranty Deed from Vth 5th and Main, LLC, a Delaware Limited Liability Company, recorded on the 14th day of November, 2011 in Instrument No. 20111114-0088858, in the Register's Office of Davidson County, Tennessee.

The said Randall Owen Ratliff being one and the same as Randall O. Ratliff.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Deed recorded at Instrument No. 20060630-0078750, said Register's Office.
- Charter at Instrument Nos. 20060626-0076032 and 20060803-0094877, said Register's Office.
- 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, 20120820-0074741, 20121017-0095419 and 20130911-0096032, said Register's Office.
- Easement for Utilities, set out in Metro Council Ordinance No. 64-257.
- Easement recorded in Instrument Nos. 20050623-0072133 and 20050623-0072134, said Register's Office.
- Easement recorded in Instrument No. 20070228-0024576, said Register's Office.
- Attorney's Certificate recorded at Instrument No. 20060630-0078752, said Register's Office.
- Restrictive Covenants recorded in Book 10078, Page 364, Book 10169, Page 1 and Book 11625, Page 241, said Register's Office.
- Certificate of Compliance recorded in Book 3969, Page 927, said Register's Office.
- Easement recorded at Instrument No. 20130726-0077475, said Register's Office.
- Agreement recorded at Instrument No. 20050623-0072082, said Register's Office.
- Quitclaim Deed and Assignment recorded at Instrument No. 20110304-0017580, said Register's Office.
- Any and all matters shown on the survey dated February 28, 2005 by Volunteer Surveying.
- All matters shown on the survey made by Ragan-Smith Associates, Ted J. Stevenson, II, TN RLS No. 2136, dated March 11, 2003, last revised June 9, 2006.
- Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Ted J. Stevenson II, RLS No. 2136, Ragan Smith Associates, Inc., Job No. 03-013, dated February 8, 2011, last revised February 21, 2011.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2115 Yeaman Place #417, 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 the 17th DAY OF APRIL, 2014.

I Randall Owen Ratliff by Antonio Compton as Attorney in fact

Randall Owen Ratliff by Antonio Compton as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTONIO COMPTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RANDALL OWEN RATLIFF, and who acknowledged he/she/they executed the same as the free act and deed of the said RANDALL OWEN RATLIFF pursuant to GENERAL POWER OF ATTORNEY OF RECORD INSTRUMENT NUMBER 20140402-0027358, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 17 of April, 2014.

C. Loy Carney

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212