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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $227,000.00

Affiant

Subscribed and sworn to before me, this 29th day of July 2014.

Notary Public
My commission expires: 2/23/15

Davidson County DEEDWARR
Recvd: 07/30/14 09:18 4 pgs
Fees:23.00 Taxes:839.90
20140730-0067734

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Austin G. Schroll	F&M Bank	82 -15- A
2115 Yeaman Place #604	50 Franklin St.	
Nashville TN 37206	Clarksville, TN 37040	

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 Doris Sandra Griffith aka Sandra Griffith, married and Ashton Lee Teveit aka Ashton Teveit, unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Austin Schroll, unmarried man 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 604, and Parking Space 201 5th and Main Condominiums, as established under Master Deed of Record in Instrument 20060630-0078751, Amended at Instruments 2007-0104-0001656, 20070724-0048607, 20080411-0036927, 20080512-0048553 AND 20081120-0114262 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.

The same property conveyed Brenton Teveit, Sandra Griffith and Ashton Teveit by Deed from 5th & Main Residential Owner, Inc. of record in Instrument No. 20090812-0076084 Register's Office for Davidson County, Tennessee. Brenton Teveit conveyed his interest to Sandra Griffith by deed of record dated October 12, 2011 in Instrument No. 201110190081172 Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 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 No's 20070104-0001656; 20070424-0048607; 20080411-0036927; 20080521-0048553; 20081120-0014262; 20110921-0073283; 20110409-0030284; 20120820-0074741; 2012017-0095419; 20130911-00960032.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 5 & Main Condominiums 3) Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050626-0072082. 4) Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050626-0072134 5) Charter of 5th & Main Condominium Association of record in Instrument No. 20060626-0076032 6) Matters appearing on plan of Powell's Plan of record in Book 13 Page 279 and Wetmore's Union Bank Plan of record in Book 161 Page 91 7) Restrictions for East Bank Redevelopment District of record in Book 10078 Page 364 and amended in Book 10169 Page 1 and Book 11625 Page 241 11)

This property is improved property known as 2115 Yeaman Place #604, 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 29th day of July, 2014.

Doris Sandra Griffith by Attorney in Fact

Doris Sandra Griffith aka Sandra Griffith, by Brenton Lee Teveit
Her Attorney-in-fact

Ashton Lee Teveit by Attorney in Fact

Ashton Lee Teveit aka Ashton Teveit, by Brenton Lee Teveit
Her Attorney-in-fact

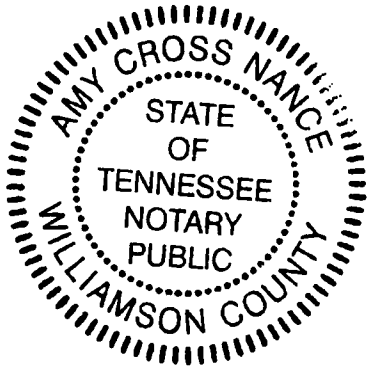
Brenton Lee Teveit, who joins in this conveyance for the sole purpose
Of waiving any marital interest that he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of July, 2014, before me personally appeared Brenton Lee Teveit to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Doris Sandra Griffith and Ashton Lee Teveit acknowledged that such person executed the same as the free act and deed of Doris Sandra Griffith and Ashton Lee Teveit.

Notary Public

My Commission expires 2/28/15



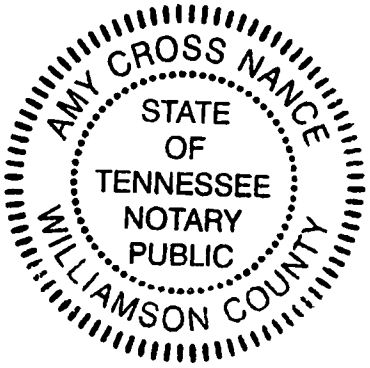
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 29th day of July, 2014.

Notary Public

My Commission expires 2/23/15



FILE NO: 08329

I, Sheri Engel, 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.

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel 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

Amy Cross Nance
State of Tennessee Notary Public
Williamson County