Davidson County DEEDWARR
Recvd: 09/30/14 16:22 3 pgs
Fees:18.00 Taxes:869.50
20140930-0090334

CHARLES K. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $235,000.00. Affiant Subscribed and sworn to before me, this 26th day of September, 2014. Notary Public My commission expires: 12-6-16

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jarrod R. Bain	**New Owner**	**Map\Parcel: 083-13-0-B-309.00CO**
1015 Fatherland Street, Unit 309		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brian L. Schulman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jarrod R. Bain, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit Number 309 with a street address of 1015 Fatherland Street, Nashville, TN 37206, as shown on the Revised Condominium Plat which is attached to the Second Amendment to the Master Deed of 37206 Building of record as Instrument No. 200610230131425 as re-recorded in Instrument No. 200611010135575, re-re-recorded in Instrument 200611130140782, amended in Instrument 200701120005378 and Instrument 201401170004964, and subject to all terms and conditions of the Master Deed of record in Instrument No. 200510060120763, as amended, all of the Register's Office for Davidson County, Tennessee, to which plat reference is made for location of the above referenced unit. Being the same property conveyed to Brian L. Schulman, unmarried by deed from Martin Corner, G.P. a Tennessee General Partnership composed of Martin Corner, LLC and MCP Ventures, LLC of record in Instrument No. 20070521-0060216, Register's Office for Davidson County, Tennessee, dated May 9, 2007 and recorded on May 21, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

All matters shown on the Plan attached to Second Amendment to Master Deed for 37206 Building of record in Instrument 200610230131425, re-recorded in Instrument 200611010135575, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 200510060120763, amended in Instrument # 200510270129747, 200610230131425, re-recorded in Instrument 200611010135575, re-re-recorded in Instrument

200611130140782, amended in Instrument 200701120005378 and Instrument and Instrument 201401170004964, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter in Instrument 200611090139403, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement in Instrument 200511140136915, Register's Office for Davidson County, Tennessee.
Easement for sanitary sewers, etc., in Instrument 200511170139055, Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 1015 Fatherland Street, Unit 309 Nashville, TN 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 GRANTEES 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 GRANTEES, 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 26th day of September, 2014.

Brian L. Schulman by James M. Schulman attorney in fact
attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public personally appeared **James M. Schulman** who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Attorney-in-Fact for **Brian L. Schulman** being authorized to do so, did execute this instrument on his behalf.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 26th day of September, 2014.

My Commission Expires: 3-3-15

Notary Public

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

File #: **314106CI**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document 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, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

