Prepared by:
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BILL GARRETT, Davidson County
Trans:T20140095183 DEEDWARR
Recvd: 12/19/14 10:47 2 pgs
Fees:13.00 Taxes:752.95

20141219-0116310

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $203,500.00

Affiant

Subscribed and sworn to before me, this 17 day of December 2014.

Notary Public
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 03-06-2016

Address of New Owner:	Send Tax Bills to:	Tax Information
Gregory W. Taylor 2115 Yeaman Place, #411 Nashville TN 37206	First Community Mortgage 245 Heritage Park Drive Murfreesboro, TN 37129	082150A00100CO

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 Clinton Gray, III, unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Gregory W. Taylor, an unmarried man hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Unit 411, and Parking Space 93, 5th and Main Condominium, as established under Master Deed of record in Instrument 20060630-0078751, amended at Instruments 20070104-0001656, 20070724-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032 and 20140804-0069914, 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 Clinton Gray, III unmarried by Warranty Deed dated November 21, 2008 from 5th and Main Residential Owner, Inc., a Tennessee Corporation of record in Instrument No. 20081204-0117644, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 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, 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, 20130911-0096032 and 20140804-0069914, Register's Office for Williamson 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 and Main Condominiums 3) Charter of 5th and Main Homeowners Association of record in Instrument Nos. 20060626-0076032 and 20060803-0094877 4) Restrictive Covenants for East Bank Redevelopment District of record in Book 10078, page 365; Book 10169, page 1 and Book 11625, page 241 5) Storm Water Detention Agreement of record in Instrument No. 20050623-0072082

This property is improved property known as 2115 Yeaman Place, #411, 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 16 day of December, 2014.

Clinton Gray, III

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 Clinton Gray, III , 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 16th day of December, 2014.

Notary Public

My Commission expires: 2/23/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08557