BILL GARRETT, Davidson County
Trans:T20150002747 DEEDWARR
Recvd: 01/12/15 15:04 2 pgs
Fees:13.00 Taxes:759.65
20150112-0003274

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1654

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Emmanuel W. Hatz 2115 Yeaman Place #510 Nashville, TN 37206	New Owner	82-15-A-99.00CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $205,310.00

Affiant

Subscribed and sworn to before me, this the 9th day of January, 2015.

Notary Public

My Commission Expires:
(Affix Seal)

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. I **DeMoyne K. Culpepper,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Emmanuel W. Hatz,** 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 No. 512 and Parking Space 187, 5th and Main Condominiums, as established under the Master Deed of record in Instrument No. 20060630-0078751, as amended in Instrument No. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553, Instrument No. 20081120-0114262, Instrument No. 20110921-0073283, Instrument No. 20111129-0092827, Instrument No. 20120409-0030284, Instrument No. 20120820-0074741, Instrument No. 20121017-0095419, Instrument No. 20130911-0096032 and in Instrument No. 20140804-0069914, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description and placement of said Unit and Parking Space.

Being the same property conveyed to Demoyne K. Culpepper by Special Warranty Deed from Vth 5th and Main, LLC, dated December 1, 2011, recorded December 6, 2011, of record in Instrument No. 20111206-0095220, Register's Office for Davidson County, Tennessee.

And:

Land in Davidson County, Tennessee, being Storage Unit No. 6-F, 5th and Main Condominiums, as established under the Master Deed of record in Instrument No. 20060630-0078751, as amended in Instrument No. 20070104-0001656, Instrument No. 20070424-0048607, Instrument No. 20080411-0036927, Instrument No. 20080512-0048553, Instrument No. 20081120-0114262, Instrument No. 20110921-0073283, Instrument No. 20111129-0092827, Instrument No. 20120409-0030284, Instrument No. 20120820-0074741, Instrument No. 20121017-0095419, Instrument No. 20130911-0096032 and in Instrument No. 20140804-0069914, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description and placement of said Storage.

Being the same property conveyed to Demoyne K. Culpepper by Special Warranty Deed from Vth 5th and Main, LLC, dated June 5, 2012, recorded June 20, 2012, of record in Instrument No. 20120620-0053991, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2115 Yeaman Place Unit 512, Nashville, TN 37206**

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantor who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **9th** day of **January, 2015.**

GRANTOR(S)

DeMoyne K. Culpepper

DeMoyne K. Culpepper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **DeMoyne K. Culpepper** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **9th** day of **January, 2015.**

C. M. Corriveau

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017