BILL GARRETT, Davidson County
Trans:T20150060728 DEEDWARR
Recvd: 07/24/15 10:45 2 pgs
Fees:13.00 Taxes:795.50
20150724-0072785

This Instrument Prepared By:
Larry K. Tolbert, Attorney
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Adam White Nicholson
Unit 326, 2115 Yeaman Place
Nashville, TN 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Pinnacle Bank
150 Third Ave. South, Suite 900
Nashville, TN 37201

MAP/PARCEL
82-15-A-62.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL C. PENNELL, unmarried,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **ADAM WHITE NICHOLSON, unmarried,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING all of Unit 326, and Parking Space 141, 5TH AND MAIN CONDOMINIUMS, together with the appurtenant interest in the common elements of 5TH AND MAIN CONDOMINIUMS, a horizontal property regime as established pursuant to the Master Deed of record in Instrument No. 20060630-0078751, amended under Master Deed of record in Instrument No. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, and 20140804-00669914, Register's Office of Davidson County, Tennessee, to which master deed reference is hereby made for a more complete and accurate description of said unit.

BEING the a portion of same property conveyed to Michael C. Pennell, a single person, by Special Warranty Deed dated April 24, 2012, of record in Instrument No. 20120430-0036876, Register's Office of Davidson County, Tennessee. (See also, Quitclaim Deed, as to conveyance of Storage Unit 3-C, of record in Instrument No. 20140804-0069913, and Quitclaim Deed dated January 27, 2015, as to conveyance of Storage Unit 3-D of record in Instrument No. 20150707-0065896, Register's Office of Davidson County, Tennessee.)

The captioned property is subject to plan of record in Instrument No. 20121012-0093520; Master Deed establishing a horizontal property regime of 5th and Main Condominiums, of record in Master Deed of record in Instrument No. 20060630-0078751, amended at Instrument No. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, and 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, and 20140804-00669914; storm water detention agreement in Instrument No. 20050623-0072082; easement to Comcast of record in Instrument No. 20130726-0077475; grant of overhead line easement of record in Instrument No. 20070228-0024576; agreement for dedication of easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20050623-0072133 and Instrument No. 20050623-0072134; easements for utilities in Metro Council Ordinance No. 64-257; easement for grant of utility line easement to the Metro Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of record in Instrument No. 20150130-0008966; grant utility line easement of record in Instrument No. 20150130-0008966; and to easement agreement of record in Instrument No. 20150129-0008490, Register's Office of Davidson County, Tennessee.

The captioned property is further subject to charter for 5th and Main Condominium Association, Inc., of record in Instrument No. 20060626-0076032 and Instrument No. 20060803-0084877; attorneys certificate of record in Instrument No. 20060630-0078752; quitclaim and assignment of declarant rights of record in Instrument No. 20110304-0017580; plat shown as "Exhibit C" to master deed of record in 20060630-0078751; restrictive covenants for East Bank Redevelopment District of record in Book 10078, page 364, Book 10169, page 1, and Book 11625, page 241; and to restrictive

covenants in deed of record in 20060630-0078750, Register's Office of Davidson County, Tennessee.

The captioned property is further subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as Unit 326, 2115 Yeaman Place, 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 GRANTEE, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE he is 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 22nd day of July, 2015.

MICHAEL C. PENNELL

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MICHAEL C. PENNELL,** the within-named bargainor, 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, this 22nd day of July, 2015.

TERI W. NICHOLSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 10/21/18

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$215,000.00.**

AFFIANT

Subscribed and sworn to before me on this 22nd day of July, 2015.

LORI SMITHSON
Notary Public At Large
RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 10-2-18