# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160025178 DEEDWARR
Recvd: 03/29/16 10:50 2 pgs
Fees:13.00 Taxes:832.50
20160329-0029421

JANE GRAZER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

R-VRES-16-2115-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 25th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/18/18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Anna-Vija McClain** | Same address | |
| (NAME) | (NAME) | **082-15-0A-083-00-CO** |
| **2115 Yeaman Place, Apt 417** | as new owner | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TANNER D. GORE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNA-VIJA MCCLAIN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 417 of 5TH and Main Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Instrument No. 20060630-0078751, amended at 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 and Instrument No. 20130911-0096032 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Tanner D. Gore, an unmarried man by Warranty deed from Randall Owen Ratliff, unmarried of record in Instrument No. 20140421-0033110 Register's Office for Davidson County, Tennessee, dated April 17, 2014 and recorded on April 21, 2014.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Master Deed establishing a Horizontal Property Regime of 5th and Main Condominium of record in Instrument Number 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 and Instrument No.20120409-0030284, Instrument No.20121017-0095419, Instrument No.20120820-0074741, Instrument No.20130911-0096032, Instrument No.20140804-0069914, Instrument No. 20050623-0072082, Register's Office for Davidson County, Tennessee.
- Attorney's Certificate of record in Instrument Number 20060630-0078752, in the Register's Office for Davidson County, Tennessee.
- Quitclaim and Assignment of Declarant Rights of record in Instrument Number 20110304-0017580, in the Register's Office for Davidson County, Tennessee.
- Covenants set out in Deed of record in Instrument Number 20060630-0078750, in the Register's Office for Davidson County, Tennessee.
- Charter of 5th and Main Condominium Association, Inc. of record in Instrument Number 20060626-0076032 and Instrument No. 20060803-0094877, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050623-0072082, in the Register's

Office for Davidson County, Tennessee.
• Restrictive Covenants of the East Bank Redevelopment District of record in Book 10078, Page 364, as supplemented in Book 10169, Page 1, and Book 11625, Page 241, in the Register's Office for Davidson County, Tennessee.
• Easements for utilities retained in Metropolitan Council Ordinance No. 64-257.
• Grant of Overhead Line Easement of record in Instrument Number 20070228-0024576, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20050623-0072133 and Instrument No. 20050623-0072134, in the Register's Office for Davidson County, Tennessee.
• Easement Agreement of record in Instrument Number 20150129-0008490, in the Register's Office for Davidson County, Tennessee.
• Grant of Utility Line Easement of record in Instrument Number 20150130-0008966, in the Register's Office for Davidson County, Tennessee.
• Certificate of Complaince of record in Book 3969, Page 927, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Instrument Number 20130726-0077475, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20140421-0033110 in the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20111114-0088858 in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2115 Yeaman Place, Apt 417, 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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 25th DAY OF MARCH, 2016.

Tanner D. Gore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TANNER D. GORE, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of March, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RECORD AND
**RETURN TO:**
~~Rudy Title and Escrow, LLC~~
~~2012 21st Avenue South~~
~~Nashville, TN 37212~~

Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127