THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057506**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Affiant Subscribed and sworn to before me, this 18th day of May, 2016. Notary Public My Commission Expires: 1/27/17

Davidson County DEEDWARR
Recvd: 05/26/16 08:52 3 pgs
Fees:18.00 Taxes:851.00
20160526-0052918

WARRANTY DEED

Address New Owner: Kristen Prevost 2115 YEAMAN PL #316 Nashville TN 37206-4235	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-15-A-55.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tyler G. Ehrlich, a single man and Philip K. Ehrlich, a married man, as tenants in common with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristen Prevost, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 316 and Parking Space 162, 5TH AND MAIN Condominiums, as established under Master Deed of record in Instrument 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419 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 Tyler G. Ehrlich, unmarried and Philip K. Ehrlich, married as tenants in common with rights of survivorship by Special Warranty Deed from VTH 5th and Main, LLC, a Delaware Limited Liability Company, recorded on the 5th day of April, 2012 in Instrument No. 20120405-0029369, in the Register's Office of Davidson County, Tennessee.

Said property was never the primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, Conditions and Restrictions as set out in Deed recorded in Book 3930, Page 324, Book 3953, Page 155 and Instrument No. 20060630-0078750.

Charter of Homeowners Association recorded at Instrument Nos. 20060626-0076032 and 20060803-0094877.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5TH AND MAIN CONDOMINIUM of record 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 and 20140804-0069914; also subject to easements, rights and interests 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.

Restrictive Convenants for East Bank Redevelopment District recorded in Book 10078, Page 364, Book 10169, Page 1 and Book 11625, Page 241.

Storm Water Detention Agreement recorded at Instrument No. 20050623-0072082.

Sewer Easements recorded in Instrument Nos. 20050623-0072133 and 20050623-0072134. Utilities Easement Ordinance No. 64-257.

Utility Line Easement to Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, recorded in Instrument No. 20150130-0008966, recorded January 30, 2015, Register of Deeds, Davidson County, Tennessee.

Easement Agreement to 5th and Main Condominium Association, Inc., recorded in 20150129-0008490 with the Register of Deeds, Davidson County, Tennessee.

Right-of-Way Easment to Comcast of Nashville I, LLC, of record in 20130729-0077475 recorded on June 26, 2013, Register of Deeds, Davidson County, Tennessee.

Deed and Assignment of Interest recorded in Instrument No. 20110304-0017580, Register of Deeds, Davidson County, Tennessee.

This is improved property located at 2115 YEAMAN PL #316 Nashville TN 37206-4235

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 18th day of May, 2016.

Tyler G. Ehrlich

Philip K. Ehrlich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tyler G. Ehrlich and Philip K. Ehrlich, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2016.

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

my commission expires:
02/26/17

Certification of Authenticity

I, , Kim Hollingshead, do hereby make oath that I am a license 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, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 4/24/17

Notary's Seal (if on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).