BILL GARRETT, Davidson County
Trans:T20160097549 DEEDWARR
Recvd: 11/03/16 14:17 2 pgs
Fees:13.00 Taxes:852.85
20161103-0116597

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58497
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John D. Smith Nicole P. Smith 2612 Woodlawn Drive Nashville, TN 37212	Suntrust Mortgage Inc. 901 Semmes Avenue RVW 5023 Richmond, VA 23224

TAX MAP PARCEL NUMBERS: 082150A05100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$230,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kirk Hunckler, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John D. Smith and Nicole P. Smith, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 315, together with Parking Space 97 Lower and Storage Unit 4H of 5th and Main Condominiums, a Horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20060630-0078751, Instrument No. 20060630-0078752, 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, Instrument No. 20140804-0069914, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kirk G. Hunckler, unmarried by Special Warranty Deed from Vth 5th and Main, LLC, a Delaware Limited Liability Company, dated October 26, 2012 and recorded on October 29, 2012 of record in Instrument No. 20121029-0099103, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of shown on Exhibit "C" to the Master Deed of record in Instrument No. 20060630-0078751, Instrument No. 20060630-0078752, 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, Instrument No. 20140804-0069914, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130726-0077475, said Register's Office. Easement Agreement between Stackson Main Owner, LLC and 5th and Main Condominium Association of record in Instrument No. 20150129-0008490, said Register's Office. Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County Tennessee of record in Instrument No. 20150130-0008966, said Register's Office. Grant of overhead line easement of record in Instrument No. 20070228-0024576, said Register's Office. Easements for utilities retained in Metropolitan Council Ordinance No. 64-257, said Register's Office. Stormwater Detention Agreements of record in Instrument No. 20050623-0072082, said Register's Office. Easement for sanitary sewers, storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20050623-0072133, said

Register's Office. Charter of 5th adn Main Condominium Association, INc., of record in Instrument No. 20060626-0076032 and Instrument No. 20060803-0094877, said Register's Office. Restrictive Covenants for East Bank Redevelopment District of record in Book 10078, page 364, Book 10169, page 1, Book 11625, page 241, said Register's Office. Restrictions contained in the Quitclaim Deed of record in Instrument No. 20060630-0078750, said Register's Office. The provisions of the condominium Master Deed of record in in Instrument No. 20060630-0078751, Instrument No. 20060630-0078752, 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, Instrument No. 20140804-0069914, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 2115 Yeaman Place, # 315, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of November, 2016.

Kirk Hunckler

State of Tennessee

County of Davidson

On this 1st day of November, 2016, before me the undersigned authority, personally appeared Kirk Hunckler, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $230,500.00.

Affiant

Sworn and subscribed before me this 1st day of November, 2016.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: