WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160111086 DEEDWARR
Recvd: 12/19/16 09:13 2 pgs
Fees:13.00 Taxes:1006.40
20161219-0132598

O-EM-16-2115-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Emmanuel W. Hatz	New Owner	
(NAME) **2115 Yeaman Place # 510**	(NAME)	**082-15-0A-003.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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, **JOSHUA N. LONG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMMANUEL W. HATZ, A SINGLE MAN,** 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:

Land in Davidson County, Tennessee, being Unit 103 and Parking Space 91 Upper, 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 and 20120820-0074741, 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 Joshua N. Long, unmarried by Warranty deed from VTH 5th and Main, LLC, a Delaware Limited Liability Company of record in Instrument No. 20120921-0085792 Register's Office for Davidson County, Tennessee, dated September 14, 2012 and recorded on September 21, 2012.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20121012-0093520, Register's Office of Davidson County, Tennessee;
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 5TH and Main Condominiums of record in Instrument Number 20060630-0078751, as amended by Instrument(s) of record 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 Instrument No. 20140804-0069914, Register's Office for Davidson County, Tennessee;
- Charter of 5th and Main Condominium Association, Inc., of record in Instrument Number 20060626-0076032, in the Register's Office for Davidson County, Tennessee;
- Charter for 5th Main Residential Owner, Inc. of record in Instrument Number 20060803-0094877, in the Register's Office for DavidsonCounty, Tennessee;
- Attorney's Certificate of record in Instrument No. 20060630-0078752, in the Register's Office for Davidson County, Tennessee;
- Quitclaim and Assignment of Declarant Rights of record in Instrument No. 20110304-0017580, in the Register's Office for Davidson County, Tennessee;
- Restrictive Covenants for East Bank Redevelopment District of record in Book 10078, Page 364, Book

10169, Page 1 and Book 11625, Page 241, in the Register's Office for Davidson County, Tennessee;
• Covenants set out in deed of record in Instrument Number 20060630-0078750, and in Book 3930, Page 324, Book 3953, Page 115 Register's Office for Davidson County, Tennessee;
• Easements for utilities retained in Metropolitan Council Ordinance No. 64-257;
• Stormwater Detention Agreement of record in Instrument Number 20050623-0072082, in the Register's Office for DavidsonCounty, Tennessee;
• Easement to Comcast of record in Instrument Number 20130726-0077475, in the Register's Office for DavidsonCounty, Tennessee;
• Grant of Overhead Line Easement of record in Instrument No. 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 No. 20050623-0072133 and Instrument No. 20050623-0072134, in the Register's Office for Davidson County, Tennessee;
• Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, Acting by and Through the Electric Power Board of Said Government of record in Instrument Number 20150130-0008966, in the Register's Office for DavidsonCounty, Tennessee;
• Storm Water Detention Agreement as set forth of record in Instrument Number 20050623-0078082, in the Register's Office for DavidsonCounty, Tennessee;
• Easement Agreement of record in Instrument Number 20150129-0008490, in the Register's Office for DavidsonCounty, Tennessee;
• Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof;
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
• Subject to rights of others in and to the common areas and/or elements;
• Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **2115 Yeaman Place #103 , 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 14th DAY OF DECEMBER, 2016.

Joshua N. Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA N. LONG, 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 14th of December, 2016.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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