Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(2)

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sean M. Kovanda	New Owner	082 15 0A 107.00
(NAME)	(NAME)	
2115 Yeaman Pl., Unit 520		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Fifteen Thousand And No/100 Dollars ($315,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Katie J. Beecher, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sean M. Kovanda, a single man**, hereinafter called the Grantees, their heirs and assigns, a 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. 520 and Parking Space 151 of 5th and Main Condominiums, 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 5th and Main Condominiums 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, 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 Matthew Edward Ryan McFarland, a single person by Special Warranty Deed from Vth 5th and Main, LLC, a Delaware Limited Liability Company dated April 30, 2012

File Number: NAT-170235SSO

BILL GARRETT, Davidson County
Trans:T20170015993 DEEDWARR
Recvd: 02/23/17 10:47 2 pgs
Fees:13.00 Taxes:1165.50

20170223-0018163

and recorded May 2, 2012 as Instrument No. 201205020037729, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Katie J. Beecher, unmarried by Warranty Deed from Matthew Edward Ryan McFarland, unmarried dated March 16, 2015 and recorded March 19, 2015 as Instrument No. 201503190023487, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2115 Yeaman Pl., Unit 520, 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are 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 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 Grantees, 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 our hands this 13th day of February, 2017

Katie J. Beecher by her Attorney-in-Fact
Katie J. Beecher
by J. Wayne Thomas, Attorney-in-Fact

STATE OF Tennessee

County OF Williamson

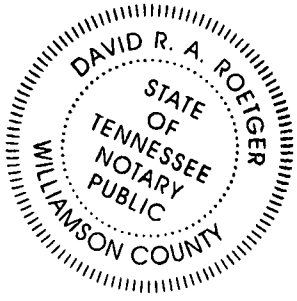
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared J. Wayne Thomas, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Katie J. Beecher, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Katie J. Beecher, for the purposes therein contained.

Witness my hand and official seal, this the 13th of February, 2017.

Notary Public

My Commission Expires: 7.24.17

(SEAL)



File Number: NAT-170235SSO