THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170310990**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Wilson) The actual consideration or value, whichever is greater, for this transfer is: $249,600.00. Affiant Subscribed and sworn to before me, this 29th day of March, 2017. Notary Public My Commission Expires: 2/22/2020

KIMIE PERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

Davidson County DEEDWARR
Recvd: 03/30/17 09:25 3 pgs
Fees:18.00 Taxes:923.52
20170330-0030909

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ellen Jones	Bank of Tennessee	Tax Parcel ID No.
2115 Yeaman Place #215	PO Box 4980	082-15-0A-024.00 CO
Nashville TN 37206	Johnson City, TN 37602-4980	

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, **Cale A. Schmit, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ellen Jones, unmarried woman**, ("Grantee"), her 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 215 and Parking Space 161, 5th and Main Condominiums, as established under Master Deed of record in Instrument 20060630-0078751, 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 and Instrument No. 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 CALE A. SCHMIT, by deed from VTH 5TH AND MAIN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20121204-0111138, dated November 20, 2012, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 082-15-0A-024.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument 20060630-0078751, 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 and Instrument No. 20140804-0069914, Attorney's Certificate of record in Instrument No. 20060630-0078752 , said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20050623-0072133 and Instrument No. 20050623-0072134, said Register's Office.

Storm Water Detention Agreement of record in Instrument No . 20050623-0072082, said Register's Office.

Overhead Easement of record in Instrument No. 20070228-0024576, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3930, page 324, Book 3953, page 115, Book 10078, page 364, Book 10169, page 1, Book 11625, page 241 and Instrument No. 20060630-0078750, said Register's Office.

This is improved property located at 2115 Yeaman Place #215 Nashville TN 37206

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 29th day of March, 2017.

Cale A. Schmit

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cale A. Schmit, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed 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 WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

