Prepared by:
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STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $256,500.00

Affiant

Subscribed and sworn to before me, this 3rd day of April 2017.

Notary Public
My commission expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans:T20170028595 DEEDWARR
Recvd: 04/05/17 09:07 2 pgs
Fees:13.00 Taxes:949.05
20170405-0033181

Address of New Owner:	Send Tax Bills to:	Tax Information
Russell Evers	new owner	082 15 0A 017.00
2115 Yeaman Place # 203		
Nashville TN 37206		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Sarah Smiley, unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Russell Evers, unmarried, hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 203 and Parking Space No. 61, Storage No. 41, of 5th and Main Condominiums, as established under Master Deed of record in Instrument 20060630-0078751, amended in Instrument Nos. 20070104-0001656, 20070424-0048607, 20080512-0048553, 20080411-0036927, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0090284 20120820-0074741, 20140804-0069914 and 20161222-0134731 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 Sarah Smiley by deed from Vth 5th and Main, LLC of record in Instrument No. 20121023 -0096803 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed covenants of record in Instrument 20060630-0078751, amended in Instrument Nos. 20070104-0001656, 20070424-0048607, 20080512-0048553, 20080411-0036927, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0090284; 20120820-0074741, 20140804-0069914 and 20161222-0134731Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of 5th and Main Condominiums 3) Charter of 5th and Main Condominium Association of record in Instrument No. 20060626-0076032 4) Restrictions for East Bank Development District of record in Book 10078 Page 364 and Book 10169 Page 1 and Bo9ok 11625 Page 241 5) Storm Water Detention Agreement of record in Instrument No. 20050623-0072082 6) Easements for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and appurtenances of record in Instrument No. 20050623-0072133 and No. 20050623-0072134 7) Grant of Overhead Line Easement of record in Instrument No. 20070228-0024576

This property is improved property known as 2115 Yeaman Place # 203, 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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 3 day of April, 2017.

Sarah Smiley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Smiley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of April, 2017.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/18

FILE NO: 09900