WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170031953 DEEDWARR
Recvd: 04/17/17 14:37 2 pgs
Fees:13.00 Taxes:1365.30
20170417-0037101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-26-19

(AFFIX SEAL)

CHERYL MCQUAIG NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

O-SN-17-2115-632

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)
Jennifer Tyrone Bedingfield		
(NAME) **2115 Yeaman Place Unit 632**	(NAME) SAME	**082-15-0A-124.00-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, **ERIC L. HANSEN AND STELLASUE HANSEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER TYRONE BEDINGFIELD, UNMARRIED,** 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 632 and Parking Space 107 and 108 Upper Level, 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 and 20120409-0030284, 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 Eric L. Hansen and Stellasue Hansen, husband and wife by Warranty deed from Vth 5th and Main, LLC, a Delaware Limited Liability Company of record in Instrument No. 20120522-0044419 Register's Office for Davidson County, Tennessee, dated May 18, 2012 and recorded on May 22, 2012.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, a lien 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 Condominium 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, Instrument No. 20120409-0030284, Instrument No. 20120820-0074741, Instrument No. 20121017-0095419, Instrument No. 20130911-0096032, Instrument No. 20140804-0069914 and Instrument No. 20161222-0134731, Register's Office for Davidson County, Tennessee, with By-Laws of 5th and Main Condominium Association, Inc. appended thereto as Exhibit "D";
- Charter of 5th and Main Condominium Association, Inc., of record in Instrument Number 20060626-0076032, in the Register's Office for Davidson County, 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, 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 Easement of record in Instrument Number 20150130-0008966, 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;
• Storm Water Detention Agreement of record in Instrument Number 20050623-0078082, 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 Unit 632 , 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 10th DAY OF APRIL, 2017.

Eric L. Hansen

Stellasue Hansen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC L. HANSEN AND STELLASUE HANSEN, 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 10th of April, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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