Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $466,000.00

Affiant

Subscribed and sworn to before me, this 20th day of June 2017.

Notary Public
My commission expires 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 06/20/17 14:56 4 pgs
Fees:23.00 Taxes:1724.20
20170620-0062065

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Roger D. Livingston	SWBC Mortgage Corporation	082150A07400CO
2115 Yeaman Pl. Unit # 408	9311 San Pedro Ave Ste 106	
Nashville TN 37206	San Antonio, TX 78216	

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 Austin G. Schroll, unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Roger D. Livingston and Karla J. Livingston, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 408 and Parking Space 201, 5th and Main Condominiums, as established under Master Deed of record in Instrument No. 20060630-0078751. Amended at Instruments 20070104-0001656, 20070724-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283 and 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, 20140804-0069914, 20161222-0134731 in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Austin G. Schroll, unmarried by deed dated March 5, 2012 from 5th and Main, LLC, a Delaware Limited Liability Company of record in Instrument No. 20120305-0018692, Register's Office for Davidson County, Tennessee dated February 27, 2017 and Parking Space by Quitclaim Deed dated February 27, 2017 of record in Instrument No. 20170227-0019277, 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 recorded in Instrument No. 20060630-0078751. Amended at Instruments 20070104-0001656, 20070724-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283 and 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, 20140804-0069914, 20161222-0134731, Register'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) Storm Water Detention Agreement in Instrument No. 20050623-0078082, Register's Office for Davidson County, Tennessee. 4) Restrictive covenants for East Bank Redevelopment District of record in Book 10078 Page 364, Book 10169 Page 1, Book 11625 Page 241, Book 3930, Page 324, Book 3953, Page 115, Register's Office for Davidson County, Tennessee. Restrictive covenants contained in deed of record in Instrument No. 20060630-0078750. 5) Easement to Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances, of record in Instrument No. 20050623-0072133, said Register's Office. 6) Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances, of record in Instrument No. 20050623-0072134, said Register's Office. 7) Easements for utilities retained in Metropolitan Council Ordinance No. 64-257. 8) Grant of Overhead Line Easement of record in Instrument No. 20070228-0024576, said Register's Office.

This property is improved property known as 2115 Yeaman Pl. Unit # 408, 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 20th day of June, 2017.

Austin G. Schroll

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 Austin G. Schroll, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28 day of June, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10033

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY