Box#14

G#30223-3

WARRANTY DEED

Bill Garrett Davidson County
Batch# 17804 DEEDWARR
10/25/2017 10:38:20 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20171025-0109383

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 the 24th day of October, 2017.

Notary Public

My commission expires: 7-8-2019

(AFFIX SEAL)

CROLYN S. PRIEST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Mark Highsmith	**"New Owner"**	**Map 082-15-0-A Parcel 070.00co**
2115 Yeaman Place #404		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Barry Alexander and Jackie Alexander, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Mark Highsmith

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No.404 as specified on the Plat shown in the Master Deed, on the Plan of 5th and Main Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for 5th and Main Condominiums, of record in Instrument No. 20060630-0078751, amended in Instrument No. 20070104-0001656, and amended in Instrument No. 20070424-0048607,and amended in 20080411-0036927, and amended in 20080512-0048553, and amended in 20081120-0114262, and amended in 20110921-0073283, and amended in 20111129-0092827,and amended in 20120409-0030284, and amended in 20120820-0074741, and amended in 20121017-0095419, and amended in 20130911-0096032, and amended in 20140804-0069914,and amended in 20161222-0134731,Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of 5th and Main Condominiums, for placement of Units, as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20060630-0078751, amended in Instrument No. 20070104-0001656, and amended in Instrument No. 20070424-0048607,and amended in 20080411-0036927, and amended in 20080512-0048553, and amended in 20081120-0114262, and amended in 20110921-0073283, and amended in 20111129-0092827,and amended in 20120409-0030284, and amended in 20120820-0074741, and amended in 20121017-0095419, and amended in 20130911-0096032, and amended in 20140804-0069914,and amended in 20161222-0134731,Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of 5th and Main Condominiums, for placement of Units, as shown on Exhibit "C" to the Master Deed of record in Instrument No. 20060630-0078751, amended in 20070104-0001656, and amended in 20070424-0048607,and amended in 20080411-0036927, and amended in 20080512-0048553, and amended in 20081120-0114262,and amended in 20110921-0073283, and amended in 20120409-0030284, and amended in 20120820-0074741, and amended in 20121017-0095419, and amended in 20130911-0096032, and amended in 20140804-0069914,and amended in 20161222-0134731, said Register's Office, for a more complete identification and description of such Unit.

Together, with Parking Space known as #171.

BEING all of the same property conveyed to Barry Alexander, married, by Special Warranty Deed from VTH 5th and Main, LLC, dated November 18,2011, of record in Instrument No. 20111130-0092933, Register's Office for Davidson County, Tennessee.

Jackie Alexander, spouse of the above-named Barry Alexander, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Instrument No. 20060630-0078751, amended in 20070104-0001656, and amended in 20070424-0048607,and amended in 20080411-0036927, and amended in 20080512-0048553, and amended in 20081120-0114262,and amended in 20110921-0073283, and amended in 20120409-0030284, and amended in 20120820-0074741, and amended in 20121017-0095419, and amended in 20130911-0096032, and amended in 20140804-0069914,and amended in 20161222-0134731, said Register's Office for Davidson County, Tennessee;

2) Attorneys Certificate of 5th and Main Condominium, of record in Instrument No. 20060630-0078752, Register's Office for Davidson County, Tennessee;

3) The Premises herein insured is a condominium apartment established pursuant to all 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 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,

covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 5th and Main Condominiums, of record in Instrument No. 20060630-0078751, amended in 20070104-0001656, and amended in 20070424-0048607,and amended in 20080411-0036927, and amended in 20080512-0048553, and amended in 20081120-0114262,and amended in 20110921-0073283, and amended in 20120409-0030284, and amended in 20120820-0074741, and amended in 20121017-0095419, and amended in 20130911-0096032, and amended in 20140804-0069914,and amended in 20161222-0134731, Register's Office for Davidson County, Tennessee;

4) Charter of 5th and Main Condominium Association, Inc., of record in Instrument No. 20060626-0076032 and in Instrument No. 20060803-0094877, Register's Office for Davidson County, Tennessee;

5) Restrictive covenants contained in the deed of record in Book 3930, Page 324, Register's Office for Davidson County, Tennessee, Restrictive covenants contained in the deed of record in Book 3953, Page 115, Register's Office for Davidson County, Tennessee;

6) Restrictive Covenants for the East Bank Redevelopment District of record in Book 10078, Page 364, said Register's Office, as supplemented in Book 10169, Page 1 and in Book 11625, Page 241, Register's Office for Davidson County, Tennessee;

7) Storm Water Detention Agreement, of record in Instrument No. 20050623-0072082, Register's Office for Davidson County, Tennessee, Easement of Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances, of record in Instrument No. 20050623-0072134, Register's Office for Davidson County, Tennessee;

8) Easements for utilities retained in Metropolitan Council Ordinance No. 64-257, Register's Office for Davidson County, Tennessee;

9) All mattes shown on the survey made by Ragan-Smith Associates, Ted J. Stevenson, II, TN RLS No. 2136, dated March 11, 2003, last revised June 9, 2006, including the location of the 20 foot TDOT permanent sanitary sewer easement through the northwesterly portion of said property; location of sanitary sewer lines in the easterly portion of said property; and the location of a 6 inch water line running through the northerly portion of said property, Register's Office for Davidson County, Tennessee;

10) Subject to covenants and agreements as set out in the Quitclaim Deed from Metropolitan Development and Housing Agency to 5th and Main Residential Owner Inc., of record in Instrument No. 20060630-0078750, Register's Office for Davidson County, Tennessee;

11) Grant of Easement between Comcast or Nashville, I, LLC and 5th and Main Condominium Association, Inc., of record in Instrument No. 20130726-0077475, Register's Office for Davidson County, Tennessee;

12) Grant of Overhead Line Easement of record in Instrument No. 20070228-0024576, Register's Office for Davidson County, Tennessee;

13) Taxes which have been prorated and assumed by the Grantee herein, and subsequent years, not yet due and payable.

This is Improved (_X__) Unimproved (____) property, known as **2115 Yeaman Place #404, 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 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 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 my/our hand(s) this **24th** day of October, **2017.**

Barry Alexander

Jackie Alexander

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Barry Alexander and Jackie Alexander,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **October, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21