WARRANTY DEED

Bill Garrett Davidson County
Batch# 50267 **DEEDWARR**
01/23/2018 10:04:42 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20180123-0006815

G-P-17-2115-515

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 19th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Joyce H. Johnson and Jeffery D. Johnson, III	new owner	
(NAME)	(NAME)	**082-15-0A-102.00-CO**
2115 Yeaman Pl. #515		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **BERNARD F. STAFFORD, JR. AND KATRINA S. STAFFORD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOYCE H. JOHNSON AND JEFFERY D. JOHNSON, III, WIFE AND HUSBAND,** 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 No. 515 and Parking Space 193 Lower, 5th and Main Condominiums, as established under Master Deed of record in Instrument No. 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. 20111129-0092827 and Instrument No. 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 Bernard F. Stafford, Jr. and Katrina S. Stafford, husband and wife by Special Warranty deed from Vth 5th and Main, LLC, a Delaware limited liability company of record in Instrument No. 20120606-0049240 Register's Office for Davidson County, Tennessee, dated May 31, 2012 and recorded on June 06, 2012.

This conveyance is subject to:

- Taxes for the year 2018 and subsequent years, 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.
- 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 Number 20060630-0078752, in the Register's Office for Davidson County, Tennessee.
- Quitclaim and Assignment of Declarant Rights of record in Instrument Number 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 Davidson County, Tennessee.
- Easement to Comcast of record in Instrument Number 20130726-0077475, in the Register's Office for Davidson County, Tennessee.
- Grant of Overhead Line Easement of record in Instrument Number 20070228-0024576, in the Register's Office for Davidson County, Tennessee.
- 3Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 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 Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20150129-0008490, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2115 Yeaman Pl. #515, 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 19th DAY OF JANUARY, 2018.

Bernard F. Stafford, Jr.

Katrina S. Stafford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BERNARD F. STAFFORD, JR., 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 19th of January, 2018.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATRINA S. STAFFORD, 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 19th of January, 2018.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

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