WARRANTY DEED

Bill Garrett Davidson County
Batch# 99875 DEEDWARR
06/04/2018 01:58:26 PM 2 pgs
Fees: $13.00 Taxes: $1,011.95

20180604-0053076

R-VRES-18-2115-536

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

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)
Ronald Shaffer and Victorine Baudino-Shaffer		
(NAME)	(NAME)	**082-15-0A-117.00-CO**
2215 NE 52nd Avenue	**Same as New Owner**	
(ADDRESS)	(ADDRESS)	
Portland, OR 97213		
(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, **BETTY SUZANNE WHITAKER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RONALD SHAFFER AND VICTORINE BAUDINO-SHAFFER, HUSBAND AND WIFE,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 536 and Parking Space 118, of 5th and Main Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 5th and Main Condominiums 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 and Instrument No. 20140804-0069914, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Betty Suzanne Whitaker, unmarried by Warranty deed from Brian E. Piper of record in Instrument No. 20160516-0048776 Register's Office for Davidson County, Tennessee, dated May 11, 2016 and recorded on May 16, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record as Instrument Number 20121012-0093520, Register's Office of Davidson County, Tennessee.
- 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 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 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 Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20150129-0008490, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20050623-0078082, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20120201-0009231 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 Place, #536, 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 1st DAY OF JUNE, 2018.

Betty Suzanne Whitaker by [signature] AS ATTORNEY IN FACT

Betty Suzanne Whitaker by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BETTY SUZANNE WHITAKER, and who acknowledged he/she/they executed the same as the free act and deed of the said BETTY SUZANNE WHITAKER.

Witness my hand and official seal, this the 1st of June, 2018.

[signature]
Notary Public
My Commission Expires: 7/5/21
(SEAL)

REGINA BLATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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