Bill Garrett Davidson County
Batch# 126497 DEEDWARR
08/08/2018 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $839.90
20180808-0078158

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-10-18 (AFFIX SEAL)

ASHLEY D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-P-18-2115-217

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)
Andrii Nezhevenko	Andrii Nezhevenko	
(NAME) **2115 Yeaman Place, #217**	(NAME) 2115 yeaman pl. Apt#217	082-15-0A-025.00-CO
(ADDRESS) **Nashville, TN 37206**	(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, **BYRD BAGGETT, III AND JEANNE BAGGETT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDRII NEZHEVENKO, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 217, of 5TH and Main Condominium, 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 of record in Instrument No. 20060630-0078751, amended at 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 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 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 Byrd Baggett III and Jeanne Baggett, husband and wife by Special Warranty deed from VTH 5TH and Main, LLC, a Delaware Limited Liability Company of record in Instrument No. 20120731-0067349 Register's Office for Davidson County, Tennessee, dated July 24, 2012 and recorded on July 31, 2012.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Master Deed 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 and Instrument No.20120409-0030284, Instrument No.20121017-0095419, Instrument No.20120820-0074741, Instrument No.20130911-0096032, Instrument No.20140804-0069914, and amended in Instrument No. 20161222-0134731, said Register's Office.
- Attorney's Certificate of record in Instrument Number 20060630-0078752, said Register's Office.
- Quitclaim and Assignment of Declarant Rights of record in Instrument Number 20110304-0017580, said Register's Office.
- Covenants set out in Deed of record in Instrument Number 20060630-0078750, said Register's Office.
- Charter of 5th and Main Condominium Association, Inc. of record in Instrument Number 20060626-0076032 and Instrument No. 20060803-0094877, said Register's Office.
- Stormwater Detention Agreement of record in Instrument Number 20050623-0072082, said Register's Office.
- Restrictive Covenants of the East Bank Redevelopment District of record in Book 10078, Page 364, as supplemented in Book 10169, Page 1, and Book 11625, Page 241, said Register's Office.

- Easements for utilities retained in Metropolitan Council Ordinance No. 64-257.
- Grant of Overhead Line Easement of record in Instrument Number 20070228-0024576, said Register's Office.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20050623-0072133, Instrument No. 20050623-0072134, Instrument No. 20050623-0078082, said Register's Office.
- Easement Agreement of record in Instrument Number 20150129-0008490, said Register's Office.
- Grant of Utility Line Easement of record in Instrument Number 20150130-0008966, said Register's Office.
- Certificate of Complaince of record in Book 3969, Page 927, said Register's Office.
- Easement of record in Instrument Number 20130726-0077475, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2115 Yeaman Place, #217, 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 7th DAY OF AUGUST, 2018.

Byrd Baggett, III

Jeanne Baggett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BYRD BAGGETT, III, 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 7th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEANNE BAGGETT, 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 7th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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

Certificate of Authenticity

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

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019