Karen Johnson Davidson County
Batch# 210434 DEEDWARR
03/27/2019 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20190327-0027612

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/15/21 (AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

R-P-19-2115-101

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)
Kristy Suworoff and David Ginter	New Owner	
(NAME)	(NAME)	**082-15-0A-001.00-CO**
2115 Yeaman Place, #101		
(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, **GREGORY DALE FISHER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTY SUWOROFF AND DAVID GINTER, 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. 101 and Parking Space 71, 5th and Main Condominiums, as established under Master Deed of record in Instrument 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284 and 20120820-0074741, in the Registers 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 Gregory Dale Fisher, unmarried by Special Warranty deed from Vth 5th and Main, LLC, a Delaware Limited Liability Company of record in Instrument No. 20120914-0083775 Register's Office for Davidson County, Tennessee, dated September 12, 2012 and recorded on September 14, 2012.

This conveyance is subject to:
• Taxes for the year 2019 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.
• 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2115 Yeaman Place, #101, 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 25th DAY OF MARCH, 2019.

Gregory Dale Fisher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY DALE FISHER, 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 25th of March, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

DAVIDSON COUNTY MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC

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

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY