This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 366540 DEEDWARR
03/04/2020 10:40:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200304-0023840

New Owner:	**Send Tax Bill:**	**Map/Parcel**
DAVID HIGHSMITH, Trustee DAVID HIGHSMITH REVOCABLE LIVING TRUST dated December 19, 2019 2115 Yeaman Place #404 Nashville, Tennessee 37206	Same	Map 082-15-0-A Parcel 070.00co

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this 19th day of December, 2019.

Notary Public

My Commission Expires:

EVANS T. HASSOLD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, DAVID HIGHSMITH, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to DAVID HIGHSMITH, Trustee of the DAVID HIGHSMITH REVOCABLE LIVING TRUST, dated December 19, 2019.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HANDS this 19th day of December, 2019.

By: _____
DAVID HIGHSMITH

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID HIGHSMITH, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 19th day of December, 2019.

_____
NOTARY PUBLIC

My Commission Expires: _____

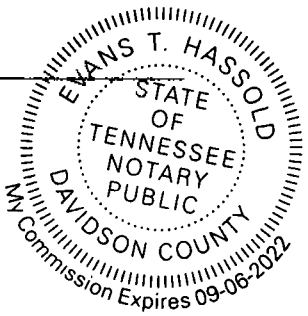


Exhibit A

Property Description

Said property is described 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 the same property conveyed to DAVID HIGHSMITH by deed from Barry Alexander and Jackie Alexander, husband and wife of record in Instrument No. 20171025-0109383 in said Register's Office.

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,

[CONTINUED ON FOLLOWING PAGE]

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.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 2115 Yeaman Place #404, Nashville, Tennessee 37206.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:

LINDSAY WEISS HINSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).