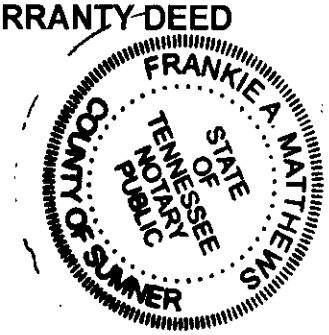
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2020.

Notary Public

MY COMMISSION EXPIRES: 2-26-24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H. Jay Freeman	OWNER	Map 082 Group 15-OA Parcel 079.00
(NAME)	(NAME)	
2115 Yeaman Place, 413		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 537349 **DEEDWARR**
12/17/2020 03:36:56 PM 2 pgs
Fees: $13.00 Taxes: $878.75

20201217-0149785

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sean M. Crystal, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto H. Jay Freeman, married, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 413 and Storage 6, 5th and Main Condominiums, as established under Master Deed of record in Instrument 20060630-0078751, Amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 200840411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827. 20120409-0030284, 20120820-0074741 and 20121017-0095419, in Register's Office Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

This is the same description as in previous deed of record.

Being the same property conveyed to Sean M. Crystal, a single person by deed from VTH 5TH and Main, LLC of record in Instrument Number 20121128-0109352, Register's Office, Davidson County, Tennessee.

Subject to Covenant, Conditions and Restrictions of record in Instrument No. 20060630-0078750, said Register's Office.

Subject to Conditions, Covenants, Reservations and other provisions contained in or Incorporated by reference into the Master Deed Established 5th and Main Condominium of record in Instrument No. 20060630-0078751, as Amended by Instruments of record in Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284 and 20120820-0074741, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Instrument No. 20050623-0078082, Register's Office for Davidson County, Tennessee..

Subject to Restrictive Covenants for East Bank Development District of record in Book 10078, Page 364, Book

10169, Page 1 and Book 11625, Page 241, Register's Office for Davidson County Tennessee, said Register's Office.

unimproved ☐

This is improved ☐ property, known as 2115 Yeaman Place, 413, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 14th day of December, 2020.

Sean M. Crystal

STATE OF TENNESSEE

COUNTY OF Robertson

On this 14th day of December, 2020, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sean M. Crystal**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that executed the same as free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 2-26-24

Notary Public, Frankie Matthews

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER