RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson Davidson County
Batch# 543570 DEEDWARR
12/30/2020 09:46:20 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20201230-0154576

J-SB-BR-20-2115-200

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(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)
Gordon Lynn Robison	**New Owner**	
(NAME)	(NAME)	**82-15-A-14.00CO**
2115 Yeaman Place #200		
(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, **ROGER DART LIVINGSTON AND KARLA JULIANA LIVINGSTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GORDON LYNN ROBISON, A SINGLE MAN,** 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. 200 and Parking Spaces 84 and 85, 5th and Main Condominiums, as established under Master Deed 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. 20120820-0014741, Instrument No. 20121017-0095419, Instrument No. 20130911-0096032, Instrument No. 20140804-0069914, Instrument No. 20161222-0134731 and Instrument No. 20200714-0076798, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part the same property conveyed to Roger Dart Livingston and Karla Juliana Livingston, husband and wife, by Warranty Deed from CPE Partnership, a Tennessee General Partnership, recorded September 21, 2016 in Instrument No. 20160921-0099240, Register's Office for Davidson County, Tennessee. By Quitclaim Deed recorded October 26, 2020 in Instrument No. 20201026-0123733, Roger Dart Livingston and Karla Juliana Livingston conveyed Storage Unit 2C to Roger Dart Livingston and Karla Juliana Livingston, by and through Brian Lavoy Payne, Trustee, for the purpose of combining Storage Unit 2C with Unit 408.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20121012-0093520, Register's Office of Davidson County, Tennessee.
- Charter of 5th and Main Condominium Association, Inc., of record in Instrument No. 20060626-0076032 and Instrument No. 20060803-0094877, 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, and in Book 3930, Page 324, Book 3953, Page 115Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- 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 Line Easement to the Metropolitan Government of Nashville and Davidson County, Acting by and Through the Electric Power Board of Said Government of record in Instrument Number 20150130-0008966, in the Register's Office for DavidsonCounty, Tennessee.
• Storm Water Detention Agreement as set forth of record in Instrument Number 20050623-0078082, 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.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2115 Yeaman Place #200, 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 29th DAY OF DECEMBER, 2020.

Roger Dart Livingston by John Gleaves, Attorney-In-Fact

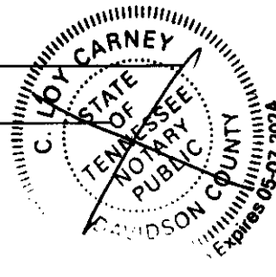
Karla Juliana Livingston by John Gleaves, Attorney-In-Fact

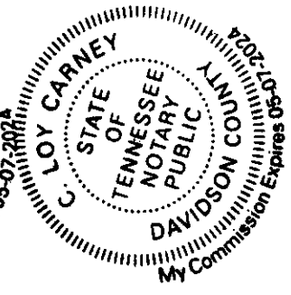
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 ROGER DART LIVINGSTON AND KARLA JULIANA LIVINGSTON, and who acknowledged he/she/they executed the same as the free act and deed of the said ROGER DART LIVINGSTON AND KARLA JULIANA LIVINGSTON.

Witness my hand and official seal, this the 29th of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)





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