WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-02-2023

G-C-20-2115-408

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 551883 **DEEDWARR**
01/11/2021 12:10:12 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20210111-0004661

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Robert Tillman Kendall and Louise E. Kendall	new owners	
(NAME)	(NAME)	**082-15-0A-074.00-CO**
2115 Yeaman Pl. #408		
(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 **ROBERT TILLMAN KENDALL AND LOUISE E. KENDALL, HUSBAND AND WIFE,** 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:

Parcel One:

Being Unit 408 and Parking Space 201, 5th and Main Condominiums, as established under Master Deed of record in Instrument No. 20060620-0078751, amended in Instrument Nos. 20070104-0001656, 20070724-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283 and 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, 20140804-0069914, 20161222-0134731 in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Parcel Two:

Storage Unit 2C, 5th and Main Condominiums, as established under Master Deed of record in Instrument No. 20060630-00788751, amended in Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, and 20140804-0069914, 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 the same property conveyed to Roger D. Livingston and Karla J. Livingston, husband and wife by Warranty deed from Austin G. Schroll, unmarried of record in Instrument No. 20170620-0062065 Register's Office for Davidson County, Tennessee, dated June 20, 2017 and recorded on June 20, 2017 and Scrivener's Affidavit recorded on April 05, 2018 in Instrument No. 20180405-0032177.
Being the same property conveyed to Brian Lavoy Payne, Trustee by Quitclaim Deed from Roger Dart Livingston and Karla Juliana Livingston, husband and wife of record in Instrument No. 20201026-0123733, Register's Office for Davidson County, Tennessee, dated October 23, 2020 and recorded on October 26, 2020 and within the same deed the said Brian Lavoy Payne, Trustee conveyed his interest in the subject property to Roger Dart Livingston and Karla Juliana Livingston, husband and wife.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20121012-0093520, Register's Office of Davidson County, Tennessee.

• Subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, 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 Number 20060630-0078751, as amended by Instrument(s) of record 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 and Instrument No. 20130911-0096032, 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.
• Subject to all matters shown on the Plat shown as Exhibit "C" to the Master Deed of record in Instrument No. 20060630-0078751, in the Register's Office of 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.
• 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.
• Easements for utilities retained in Metropolitan Council Ordinance No. 64-257.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2115 Yeaman Pl. #408, 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 6th DAY OF JANUARY, 2021.

Roger Dart Livingston by Adam Jefferson, Atty in fact
Roger Dart Livingston by Adam Jefferson,
Attorney in Fact

Karla Juliana Livingston by Adam Jefferson, Atty in fact
Karla Juliana Livingston by Adam Jefferson,
Attoney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Jefferson, 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 6th of January, 2021.

Notary Public
My Commission Expires: 7/9/24
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

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