Karen Johnson Davidson County
Batch# 1032196 DEEDWARR
07/28/2023 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20230728-0058446

WARRANTY DEED

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

File #23-TC-2115-323

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00.

Meggan Pardue
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin McLain	**Same as New Owner**	
(NAME)	(NAME)	
2126 Gallina Circle		**082-15-0A-058.00-CO**
(ADDRESS)	(ADDRESS)	
Collierville, TN 38017		
(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, **WAYNE C. BARNARD AND MIRIAM K. BARNARD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN MCLAIN, A MARRIED PERSON** 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. 323, 5th and Main Condominium, as established under Master Deed of record in Instrument No. 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032, 20140804-0069914, 20161222-0134731, 20200714-0076798, and 20210526-0071635, 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 Wayne C. Barnard and Miriam K. Barnard, husband and wife by Special Warranty deed from VTH 5th and Main, LLC, a Delaware limited liability company of record in Instrument No. 20121128-0109155 Register's Office for Davidson County, Tennessee, dated November 21, 2012 and recorded on November 28, 2012.

This conveyance is subject to:
* Taxes for the year 2023 and subsequent years.
* Plan of record as Instrument No. 20121012-0093520, Register's Office of Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument No. 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, Instrument No. 20161222-0134731, Instrument No. 202000714-0076798, Instrument No. 20210526-0071635, and Instrument No. 20220823-0095272, Register's Office for Davidson County, Tennessee.
* Charter of 5th and Main Condominium Association, Inc. of record in Instrument No. 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 No. 20060630-0078750, Register's Office for Davidson County, Tennessee.
* Stormwater Detention Agreement of record in Instrument No. 20050623-0072082, in the Register's Office for Davidson County, Tennessee.
* Easement to Comcast of record in Instrument No. 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.
* Grant of Utility Easement of record in Instrument No. 20150130-0008966, in the Register's Office for Davidson County, Tennessee.
* Easement Agreement of record in Instrument No. 20150129-0008490, 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.
* Order as recorded in Instrument No. 20090210-0011552 in the Register's Office for Davidson County, Tennessee.
* Storm Water Detention Agreement of record in Instrument Number 20050623-0078082, 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 ____ unimproved __X__ improved property known as: **2115 Yeaman Place, #323, Nashville, TN 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 27th day of July, 2023.

Wayne C Barnard

Wayne C. Barnard

Miriam K Barnard

Miriam K. Barnard

STATE OF New York

COUNTY OF Kings

Before me personally appeared WAYNE C. BARNARD and MIRIAM K. BARNARD, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of July, 2023.

Notary Signature
My commission expires: March 2nd, 2027

PEYTON FLAKE
Notary Public - State of New York
NO. 01FL0002144
Qualified in Kings County
My Commission Expires Mar 2, 2027

True Copy Certification

I, **Tammy Carney,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 27 day of July, 2023.

Tammy Carney
Affiant Signature
Date 07.28.2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025