03

Realty Title
Box 48

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**3815 Cleghorn Ave., Suite 102**
**Nashville, TN 37215**

Davidson County DEEDWARR
Recvd: 07/20/07 13:41 2 pgs
Fees:13.00 Taxes:1332.00

20070720-0086617

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $360,000.00**

**Affiant**

**Subscribed and sworn to before me, this 11th day of July, 2007.**

**Notary Public**
**My commission expires: 7-24-2010**

**03-0706-34786**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Noble Properties, Inc.<br>718 Thompson Lane, #108<br>Nashville TN 37204 | NEW OWNER | PART OF 093-06-1-087.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Deborah Mann and Susan Minzak, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Noble Properties, Inc., hereinafter called the Grantees, their successors 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 No. 1615, together with the appurtenant interest in the common elements of Viridian, a condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20061004-0122833, Register's Office for Davidson County, Tennessee and addendum thereto, of record as Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.
>
> Being the same property conveyed to Deborah Mann and Susan Minzak, each an undivided one half interest, as tenants in common without right of survivorship, by deed from Viridian Development Company, LLC, a Tennessee Limited Liability Company, dated 11-27-06, recorded 12-5-06, in Instrument No. 20061205-0149618, Register's Office for Davidson County, Tennessee.
>
> Subject property is not now, and never has been, the residence of the grantors herein.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 415 Church Street, Unit No. 1615, Nashville, TN 37219

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11 day of July, 2007.

Deborah Mann

Susan Minzak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah Mann and Susan Minzak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 11th day of July, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09