This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 09/08/08 14:40 3 pgs
Fees:18.00 Taxes:1498.50
20080908-0091925

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Edward B. Tomlinson, II	**Legacy Texas Bank**	**093-06-1J-166.00CO**
415 Church Street #2014	**1105 W. 15th Street**	
Nashville, TN 37219	**Plano, TX 75075**	

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Stephen P. Miller and Connie V. Dowell** (hereinafter collectively called the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration to the Grantors, from **Edward B. Tomlinson, II** (hereinafter collectively called the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

A certain condominium unit in Davidson County, Tennessee, being UNIT 2014, HORIZONTAL PROPERTY REGIME OF VIRIDIAN CONDOMINIUMS, as established under Master Deed of record in Instrument 20061004-0122833, Addendum to Master Deed recorded at Instrument No. 20061004-0122834, 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 STEPHEN P. MILLER AND CONNIE V. DOWELL, HUSBAND AND WIFE by deed from PRIMACY CLOSING CORPORATION, A CORPORATION ORGANIZED UNDER THE LAWS OF NAVADA of record as Instrument No. 20080221-0016906, dated February 14, 2008, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **415 Church Street #2014, Nashville, TN 37219.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, their heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantee that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have

committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors and any other person.

This conveyance is subject to the following: (i) General or special taxes and assessments required to be paid in the year 2008 and subsequent years; (ii) Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record as Instrument No. 20061004-0122834, as Instrument No, 20070711-0082578, Register's Office for said County; (iii) Easement Agreement by and between 401 Church Sweet LLC, a Delaware Limited Liability Company and Viridian Development Company, LLC, a Tennessee Limited Liability Company of Record as Instrument No. 20060928-0120211. Register's Office for Davidson County, Tennessee; (iv) Agreement and Release by and between 401 Church Street LLC, and Viridian Company, LLC of record as Instrument No. 20060928-0120212, Register's Office for Davidson County; (v) Reciprocal Easement Agreement by and between Viridian Development Company, LLC of record as Instrument No. 20060928-0120212, Register's Office for Davidson County, Tennessee; (vi) Stormwater Quality Agreement of record as Instrument No. 20040916-0111454, Register's Office for said County; and (vii) Subject to the Capitol Mall Redevelopment Project containing restrictive covenants of record in Book 7423, page 374, Book 8421, page 587, Book 9208, page 613, Book 10512, page 464, as Instrument Nos. 20020626-0076795 and 20050124-0008719, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of the 22nd day of August, 2008.

Stephen P. Miller

Stephen P. Miller

Connie V. Dowell

Connie V. Dowell

STATE OF California)
)
COUNTY OF San Diego)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Stephen P. Miller**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of August, 2008.

JENNIFER REBECCA BONILLA
Commission # 1739266
Notary Public - California
San Diego County
My Comm. Expires Apr 16, 2011

Notary Public
My commission expires: April 16, 2011

STATE OF California)
)
COUNTY OF San Diego)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Connie V. Dowell**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of August, 2008.

JENNIFER REBECCA BONILLA
Commission # 1739266
Notary Public - California
San Diego County
My Comm. Expires Apr 16, 2011

Notary Public
My commission expires: April 16, 2011

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $405,000.00.

Affiant

Sworn to and subscribed before me this
25 day of August, 2008.

Notary Public
My Commission Expires:

KIMBERLY P. HURST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON CO.
TENN.
My Commission Expires MAY 2, 2011