WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/05/08 15:14 2 pgs
Fees:13.00 Taxes:721.50
20081105-0110269

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 2008100004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2008

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Lewis	Regions Bank d/b/a Regions Mortgage	093-06-1-J-171.00CO
(NAME)	(NAME)	
415 Church St., #2104	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Michael P. Martin, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shannon Theresa Lewis, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment known as Unit No. 2104 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record in Instrument No. 20061004-0122833 and addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being part of the same property conveyed to Viridian Development Company, LLC by Quitclaim Deed from Metropolitan Development and Housing Agency, dated 10/26/04, recorded 11/03/04 in Instrument No. 20041103-0132449, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael P. Martin, unmarried, by Warranty Deed from Viridian Development Company, LLC, dated 11/15/06, recorded 11/17/06 in Instrument Number 20061117-0143233, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 415 Church St., #2104, Nashville, TN 37219

(House Number) (Street) (City or Town) (Postal Zip)

MPM

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 30 day of October, 2008.

Michael P. Martin

Michael P. Martin

STATE OF ~~TENNESSEE~~ ILL.
COUNTY OF ~~DAVIDSON~~ DUPAGE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michael P. Martin, unmarried, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 31 day of October, 2008.

"OFFICIAL SEAL"
David Liberto
Notary Public, State of Illinois
My Commission Exp. 08/01/2010

Notary Public

My Commission Expires_____

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212