BILL GARRETT, Davidson County
Trans:T20090019522 DEEDWARR
Recvd: 03/24/09 15:30 2 pgs
Fees:13.00 Taxes:1032.30
20090324-0026619

(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $279,000.00

Affiant

Subscribed and sworn to before me, this 20th day of March, 2009.

Notary Public

My commission expires: 01/07/2013

AMANDA VAUGHN — State of Tennessee — Notary Public — Davidson County

**THIS INSTRUMENT PREPARED BY**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Allison Wiemer** | WR Starkey Mortgage | **Map\Parcel: 093-06-1-J-05.00CO** |
| **415 Church Street, #1612** | 5055 W. Park Blvd. #300 | |
| **Nashville, TN 37219** | Plano TX 75093 | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Max D. Tate, Jr. and wife, Ferdos Tate**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Allison Wiemer, a single woman**

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:

Land in Davidson County, Tennessee, being a certain condominium apartment known as Unit No. 1613 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 hereby made for a more complete description thereof.

Being the same property conveyed to Max D. Tate, Jr. and wife, Ferdos Tate, by Warranty Deed, from Viridian Development Company, LLC, of record in Instrument No. 20061030-0134560, Dated October 27, 2006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions for Capitol Mall Redevelopment Project of record in Book 7423, page 374 and Book 9208, page 613, Register's Office for DAVIDSON County, Tennessee.
Easement Agreement of record in Instrument No. 20060928-0120211, Register's Office for DAVIDSON County, Tennessee.
Agreement and Release of record in Instrument No. 20060928-0120212, Register's Office for DAVIDSON County, Tennessee.
Reciprocal Easement of record in Instrument No. 20041103-0132451, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20061004-0122835, Register's Office for DAVIDSON County, Tennessee.
Capitol Mall Redevelopment Project of record in Book 10512, page 464 and Instrument No. 20020626-0076795, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20040916-0111454, Register's Office for DAVIDSON County, Tennessee.

Master Deed of record in Instrument No. 20061004-0122833 and amended in Instrument No. 20061004-0122834 and Instrument No. 20070711-0082578, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

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 is improved property known as 415 Church Street, #1612, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 20th day of March, 2009.

Max D. Tate, Jr.

Ferdos Tate

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, a Notary Public of said County and State, Max D. Tate, Jr. and wife, Ferdos Tate , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of March, 2009.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **09270-CD**

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