THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28252-12-2008** **Record & Return To:** **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue, Suite 140** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $344,000.00. Affiant Subscribed and sworn to before me this 20th day of March, 2009. Notary Public My Commission Expires: April 17, 2010

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

WARRANTY DEED

Address New Owner: Stephanie A. Bellard 415 Church Street, Apt. 1101 Nashville, TN 37219	**Send Tax Bills To:**	**Tax Information:** Map and Parcel No.: 093-06-1-J-018.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Helen Corrie O'Hara**, now **White**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephanie A. Bellard and Michael Chase, wife and husband** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 415 Church Street, Apt. 1101, Nashville, TN 37219

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Casey White joins in the execution of this instrument to convey any and all rights he may have in the subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of March, 2009.

Helen Corrie O'Hara White

Casey White

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Helen Corrie O'Hara White and Casey White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that 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:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires

BILL GARRETT, Davidson County
Trans: T20090019684 DEEDWARR
Recvd: 03/25/09 10:04 2 pgs
Fees: 13.00 Taxes: 1272.80

20090325-0026842

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1101, 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, addendum thereto of record in Instrument No. 20061004-0122834 and amended in Instrument No. 20070711-0082578, 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 Helen Corrie O'Hara and husband, James Eugene O'Hara, by deed dated October 30, 2006 from Viridian Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20061101-0135654, Register's Office for Davidson County, Tennessee. Being further conveyed to Ms. Helen Corrie O'Hara by quitclaim deed from Mr. James Eugene O'Hara of record in Instrument No. 20071129-0138462, said Register's Office. Helen Corrie O'Hara is now known as Helen Corrie O'Hara White by virtue of her marriage to Casey White.

This conveyance is made subject to:

1. Taxes for the year 2009, a lien, but not yet due and payable.
2. Restrictive covenants contained in an instrument of record in Book 7423, page 374, revised in Book 9208, page 613, Instrument No. 20041103-0132449 and in Instrument No. 20050124-0008719, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Viridian Condominium Association, Inc. of record in Instrument No. 200610040122835, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Viridian, of record in Instrument No. 20061004-0122833, addendum thereto in Instrument No. 20061004-0122834, amended in Instrument No. 200707110082578, Register's Office for Davidson County, Tennessee. Attorney's Certificate of record in Instrument No. 20061004-0122836, said Register's Office.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Easement Agreement of record in Instrument No. 20060928-0120211, Register's Office for Davidson County, Tennessee.
7. Reciprocal Easement Agreement of record in Instrument No. 20041103-0132451, Register's Office for Davidson County, Tennessee.
8. Stormwater Quality Agreement of record in Instrument No. 20040916-0111454, Register's Office for Davidson County, Tennessee.
9. Ordinances recorded in Book 10512, page 464 and Instrument No. 20020626-0076795 , Register's Office for Davidson County, Tennessee.