THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MARCH, 2009. Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Ryan Chapman	Countrywide Home Loans, Inc.	MAP 93-06-1J
415 Church Street, Unit 1002	P. O. Box 961206, FTWX-22	PARCEL 5.00CO
Nashville, TN 37219	Fort Worth, TX 76161	
(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, WE, **Lisa R. Giarratana and husband Anthony D. Giarratana**

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

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. 1002 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, and as amended in Instrument No. 20070711-0082578 Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

BEING the same property conveyed to Lisa R. Giaratanna and husband, Anthony D. Giarratana by warranty deed from Viridian Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20061227-0159428, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

This is (X) IMPROVED property known as **415 Church Street, Unit 1002, 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 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 our hand(s) this the 26th day of March, 2009.

Lisa R. Giarratana

Anthony D. Giarratana

BILL GARRETT, Davidson County
Trans: T20090020637 DEEDWARR
Recvd: 03/30/09 11:34 2 pgs
Fees: 13.00 Taxes: 925.00
20090330-0028251

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lisa R. Giarratana** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that Lisa R. Giarratana executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of March, 2009.

My Commission Expires July 5, 2011

My Commission expires _____

MELODIE L. HARTLINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melodie L. Hartline
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anthony D. Giarratana** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that Anthony D. Giarratana executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of March, 2009.

My Commission Expires July 5, 2011

My Commission expires _____

MELODIE L. HARTLINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melodie L. Hartline
Notary Public