THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2135

BILL GARRETT, Davidson County
Trans:T20090036411 DEEDWARR
Recvd: 06/02/09 14:58 2 pgs
Fees:13.00 Taxes:1239.50
20090602-0050818

Property Address: 415 Church Street Unit# 2315, Nashville, TN 37219

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael W. Young, married**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Denny Basmajian and wife, Sandra F. German** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

A certain condominium apartment known as unit 2315, of the Horizontal Property regime of Viridian Condominiums Pursuant to Master Deed of record as Instrument No. 20061004-0122833, and addendum of record in Instrument No 20061004-0122834, Register's office for Davidson County Tennessee to which referenced is made for a more complete description.

Being the same property conveyed to Michael W. Young, married by warranty Deed from Viridian Development Company, LLC a Tennessee Limited Liability Company of record in Instrument 20061219-0156375, dated December 15, 2006, and filed for record December 19, 2006, said register's office.

This improved property is also known as 415 Church Street Nashville, TN 37219

Said property has never been the principle residence of the Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Viridian Development Company LLC. a Tennessee Limited Liability Company, dated December 15, 2006, and recorded December 19, 2006, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20061219-0156375.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] is not a part of the homestead of Grantor, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $335,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 1st day of June, 2009.

Michael W. Young {Seal}

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 1st day of June, 2009, before me the undersigned officer, personally appeared Michael W. Young, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Notary Public

My Commission expires: 5/8/2012

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 6/20/2011

(AFFIX SEAL)

SEND TAX STATEMENTS TO: - NEW OWNER
Map/ Parcel: 093-06-1J-212.00 CO

Denny Basmajian

415 Church Street Unit #2315

Nashville, TN 37219