WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090075500 DEEDWARR
Recvd: 11/05/09 09:49 2 pgs
Fees: 13.00 Taxes: 1145.15

20091105-0102223

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,500.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Hargis	Franklin American	093-06-1-J 15.00 CO
(NAME)	(NAME) Mtg. Co.	
415 Church Street 1013	501 Corporate Centre Dr.	
(ADDRESS)	Ste. 400 (ADDRESS)	
Nashville, TN 37219	Franklin Tn. 37067	
(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, **Radley Hendrixson, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Hargis and wife, Shelley Hargis,** 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, State of Tennessee, described as follows, to-wit:

A certain condominium apartments known as Unit No. 1013 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, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Radley Hendrixson by Warranty Deed from Viridian Development Company, LLC, a Tennessee limited liability company, dated December 12, 2007, as of record in Instrument No. 20071214-0144142,Register's Office for Davidson County, Tennessee.

Conveyed herewith is parking space #310.

This conveyance is subject to the following: Taxes for the year 2009, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; restrictions of record in Book 7423, page 374 and Book 9208, page 613; master deed of record in Instrument No. 20061004-0122833, 20061004-0122834 and 20070711-0082578; charter of record in Instrument No. 20061004-0122835; easements of record in Instrument No. 20060928-0120211 and 20041103-0132452; stormwater quality agreement of record in Instrument No. 20040916-0111454; reciprocal easement agreement of record in Instrument No. 20041103-0132451; agreement and release of record in Instrument No. 20060928-0120212; air rights reservation of record in Instrument No. 20000815-0080915; affidavit of record in Instrument No. 20061004-0122836; capitol mall redevelopment project plan of record in Book 10512, page 464 and Instrument No. 20020626-0076795; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 415 Church Street #1013, Nashville, TN 37219

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 2nd day of November, 2009.

Radley Hendrixson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Radley Hendrixson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of November, 2009.

Notary Public

My Commission Expires: 1-10-10

MELANIE D DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010