WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090076410 DEEDWARR
Recvd: 11/09/09 11:09 2 pgs
Fees: 13.00 Taxes: 1461.50
20091109-0103451

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 395,000.00

Ann V. Butterworth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2009.

Notary Public

MY COMMISSION EXPIRES: 01/07/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atomic Closing and Escrow Services, LLC, P.O. Box 60888, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann V. Butterworth	NEW OWNER	093-06-1-J 012.00CO
(NAME) 415 Church Street, Units 1010 & 1012	(NAME)	
(ADDRESS) Nashville, TN 37219	(ADDRESS)	
(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, First State Bank, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann V. Butterworth, unmarried, 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 Nos. 1010 and 1012 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 20070711-0082578, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to First State Bank, by Substitute Trustee's Deed, from J. Frank Rudy, Jr., Esq., Substitute Trustee, dated September 22, 2009, of record in Instrument Number 20090922-0088316, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐
This is improved X property, known as 415 Church Street, Unit 1012, 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 our hands this 6th day of November, 2009.

FIRST STATE BANK

BY: Mark Winfree, CBP
Mark Winfree, Community Bank President

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Winfree, Community Bank President for FIRST STATE BANK, the within named bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Community Bank President of FIRST STATE BANK, and is authorized by FIRST STATE BANK to execute this instrument on behalf of FIRST STATE BANK.

Witness my hand and official seal at 6th day of November, 2009.

Commission expires:

Dana Delworth

Notary Public

My Commission Expires
January 7, 2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Atomic Closing and Escrow Services, LLC
P.O. Box 60888, Nashville, TN 37206