This instrument prepared by:
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Ben H. Cantrell
Affiant

Subscribed and sworn to before me, this 10th day of June, 2010.

Brian Lavoy Payne, Notary Public
My commission expires: 12/12/10

BRIAN LAVOY PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Ben H. Cantrell	Franklin American Mortgage Co.	093061J240000CO
415 Church Street, Unit # 2513	501 Corporate Centre Drive, Suite 400	
Nashville, Tennessee 37219	Franklin, Tennessee 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeff K. Sadler**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Ben H. Cantrell and his wife, Rose P. Cantrell**, hereinafter called the Grantees, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 2513 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, Register's Office for Davidson County,Tennessee and addendum thereto, of record as Instrument No. 20061004-0122834, and amended in Instrument No. 20070711-0082578, Register's Office, 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 Jeff K. Sadler, by deed from Viridian Development Company, LLC, a Tennessee limited liability company, dated 12/13/06 of record in Instrument No. 20061218-0155035, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 415 Church Street, Unit # 2513, Nasvhille, Tennessee 37219.

BILL GARRETT, Davidson County
Trans:T20100035636 DEEDWARR
Recvd: 06/11/10 11:36 2 pgs
Fees:13.00 Taxes:980.50
20100611-0045536

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 8th day of June, 2010.

Jeff K. Sadler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeff K. Sadler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 8th day of June, 2010.

Brian Lavoy Payne, Notary Public

My Commission expires 12/12/10

BRIAN LAVOY PAYNE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY