WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110001721 DEEDWARR
Recvd: 01/07/11 14:55 2 pgs
Fees: 13.00 Taxes: 1387.50
20110107-0002321

G-KW-10-415

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF January, 2011.

Notary Public

MY COMMISSION EXPIRES: 3/9/2013
(AFFIX SEAL)

SANDRA BRIGHT STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cary P. Slatery	Cary P. Slatery (NAME)	
415 Church Street #1701 (ADDRESS)	415 Church Street, #1701 (ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	93-6-1-J-108.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ROBERT W. SMITH AND WIFE, PATRICIA SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CARY P. SLATERY, married, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1701, VIRIDIAN, A CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20061004-0122833 AND ADDENDUM RECORDED AT INSTRUMENT NO. 20061004-0122834 AND AMENDED AT INSTRUMENT NOS. 20070711-0082578 AND 20100616-0046702, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO ROBERT W. SMITH AND WIFE, PATRICIA SMITH BY WARRANTY DEED FROM RIVER ENTERPRISES INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED ON THE 20TH DAY OF MARCH, 2008 IN INSTRUMENT NO. 20080320-0028333, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) BOOK 7423, PAGE 374; BOOK 9208, PAGE 613; INSTRUMENT NO. 20020626-0076795; INSTRUMENT NO. 20061004-0122835; INSTRUMENT NO. 20061004-0122833; INSTRUMENT NOS. 20061004-0122834, 20070711-0082578 AND 20100616-0046702; INSTRUMENT NO. 20060928-0120211; INSTRUMENT NO. 20040916-0111454; INSTRUMENT NO. 20041103-0132451; INSTRUMENT NO. 20060928-0120210; INSTRUMENT NO. 20060928-0120212; SAID REGISTER'S OFFICE; CAPITOL MALL REDEVELOPMENT PROJECT PLAN, AS SET OUT IN THE FOLLOWING ORDINANCES OF THE METROPOLITAN COUNCIL: 77-716; 82-845; 87-1695; 91-1567; 93-774; 97-755; 98-1187; AND BL2002-1033 (ALSO RECORDED AS INSTRUMENT NO. 20020626-0076795, SAID REGISTER'S OFFICE); ALL MATTERS SHOWN ON THE PLAT OF SURVEY BY JUDY L. JUDSON, RLS NO. 1935 WITH BARGE WAGGONER SUMNER & CANNON, INC. DATED NOVEMBER 4, 2003, LAST REVISED SEPTEMBER 23, 2004, FILE NO. 8659-11; AFFIDAVIT RECORDED AT INSTRUMENT NO. 20061004-0122836, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 415 Church Street #1701, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 4th day of January, 2011.

Robert W. Smith

Patricia Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert W. Smith and Patricia Smith, 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/she~~they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of January, 2011.

Notary Public

My Commission Expires: 12-03-13

(SEAL)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903