WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2011.

Notary Public

(AFFIX SEAL)

CHRISTINE L. LIND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

My Commission Expires OCT 21, 2013

BILL GARRETT, Davidson County
Trans:T20110070826 DEEDWARR
Recvd: 11/09/11 12:17 2 pgs
Fees:13.00 Taxes:1091.50
20111109-0087704

X 10-A

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Hooper	New Owner	
(NAME)	(NAME)	93-6-1J-121
2759 Red Oak Drive N.W.		
(ADDRESS)	(ADDRESS)	
Cleveland, TN 37312		
(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, **GREGORY P. RICHARDSON, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. HOOPER AND MARCIA M. MCMURRAY, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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, Tennessee, being Unit No. 1714 of the horizontal property regime of Viridian Condominium, as described in the Master Deed of Viridian Condominiums, of record of record as Instrument No. 20061004-0122833, and as amended in Instrument No. 20061004-0122834 and Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gregory P. Richardson, an unmarried man by deed from Viridian Development Company, LLC, a Tennessee limited liability company, of record as Instrument No. 20061122-0145124, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2011 real property taxes; (b) Master Deed establishing a Horizontal Property Regime of Viridian Condominium, of record as Instrument No. 20061004-0122833, and as amended in Instrument No. 20061004-0122834 and Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Register's Office of said County; (c) Easements of record as Instrument No. 20060928-0120211; Instrument No. 20060928-0120212; and Instrument No. 20041103-0132451, Register's Office of said County; (d) Stormwater Agreement of record as Instrument No. 20040916-0111454, Register's Office of said County; (e) Capital Mall Redevelopment Restrictions of record in Book 7423, page 374; Book 8421, page 587; Book 9208, page 613; Book 10512, page 464; Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, Register's Office of said County; and (f) Right of others in and to the common elements.

This is not and has not been the principal place of residence of the spouse of the Grantor named herein.

unimproved ☐

This is improved ☒ property, known as 415 Church Street, #1714, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 8th day of November, 2011.

Gregory P. Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory P. Richardson, the bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee this 8th day of November, 2011.

Notary Public

My Commission Expires OCT 21, 2013