WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-TO-11-415-1814

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 NUMBERS
Scott M. Thomann	SWBC Mortgage Corporation	
415 Church Street, Apt.1814 (ADDRESS)	213 Overlook Circle, Ste. A-4 (ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	Brentwood, TN 37037 (CITY) (STATE) (ZIP)	093-06-1-J-136.00

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, we TALBOTT OTTINGER, MARRIED AND BROCK BODART, UNMARRIED
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SCOTT M. THOMANN, UNMARRIED, 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:

A CERTAIN CONDOMINIUM APARTMENT KNOWN AS UNIT NO. 1814, TOGETHER WITH APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE VIRIDIAN, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20061004-0122833, AMENDED IN INSTRUMENT NO. 20061004-0122834, INSTRUMENT NO. 20070711-0082578, INSTRUMENT NO. 20100616-0046702, AND IN INSTRUMENT NO. 20111006-0077592, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TALBOTT OTTINGER, UNMARRIED AND BROCK BODART, UNMARRIED, BY DEED FROM VIRIDIAN DEVELOPMENT COMPANY, LLC OF RECORD IN INSTRUMENT NUMBER 20061122-0145138 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 21, 2006.

SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF TALBOTT OTTINGER.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN INSTRUMENT 20061004-0122833; INSTRUMENT 20060928-0120210; INSTRUMENT 20060928-0120211; INSTRUMENT 20060928-0120212; INSTRUMENT 20040916-0111454; INSTRUMENT 20041103-0132451; INSTRUMENT NUMBER 20061004-0122833, AMENDED IN INSTRUMENT 20061004-0122834, 20070711-0082578, 20100616-0046702, AND 20111006-0077592; BOOK 10512, PAGE 464, AND INSTRUMENT 20020626-0076795; BOOK 7423, PAGE 374, REVISED IN BOOK 9208, PAGE 613; INSTRUMENT 20061004-0122835, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 415 Church Street, Apt.1814, 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.

BILL GARRETT, Davidson County
Trans:T20110077172 DEEDWARR
Recvd: 12/06/11 16:09 2 pgs
Fees:13.00 Taxes:1143.30
20111206-0095306

Witness my/our hand(s) this 29th day of November, 2011.

Talbott Ottinger

Brock Bodart

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Talbott Ottinger and Brock Bodart, the within named bargainor, 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 29th day of November, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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