This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Brandon Brewer 415 Church Street, #1212 Nashville, TN 37219	Reliance First Capital, LLC 270 South Service Road, Ste 25 Melville, NY 11747

GENERAL WARRANTY DEED

This indenture is made and entered into this 7th day of December, 2011 between **H. W. Creek, LLC** (hereinafter referred to as "GRANTOR") and **Brandon Brewer**** (hereinafter referred to as "GRANTEE"). **unmarried

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

see attached legal

~~A certain tract or parcel of real property located in Davidson County, Tennessee and being more particularly described as follows:~~

~~Unit 1212 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record as Instrument No. 20061004-0122834 in the Davidson County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description.~~

INCLUDED herewith is an undivided interest in the condominium common area.

BEING the same property conveyed to H. W. Creek, LLC by instrument of record as Instrument No. 20061025-0132423 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 093.06-IJ-044.00

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

BILL GARRETT, Davidson County
Trans:T20110079251 DEEDWARR
Recvd: 12/15/11 08:51 3 pgs
Fees:18.00 Taxes:980.50
20111215-0097482

LEGAL DESCRIPTION:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1212 of the Horizontal Property Regime of Viridian Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Viridian, A Condominium of record in Instrument Number 20061004-0122833, amended in Instrument Number 20061004-0122834, Instrument Number 20070711-0082578 and Instrument Number 20100616-0046702, together with Attorneys Certificate of record in Instrument Number 20061004-0122836, and further amended in Instrument Number 20111006-0077592, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

H. W. Creek, LLC,
an Alabama Limited Liability Company

BY: _____
Richard J. Webster, Member

BY: _____
W. Michael Webster, Member

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared W. Michael Webster to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged himself to be a Member of H W Creek, LLC, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such member.

Witness my hand and seal at office in the aforesaid state and county this 7th day of December, 2011.

_____
Notary Public
Commission Expires:

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 12/23/2014

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Ricky J. Webster to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged himself to be the Member of H W Creek, LLC, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the company by himself as such member.

Witness my hand and seal at office in the aforesaid state and county this 7th day of December, 2011.

_____
Notary Public
Commission Expires:

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 12/23/2014

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $265,000.00.

_____
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 7th DAY OF December, 2011.

SEAL

_____
NOTARY PUBLIC
COMMISSION EXPIRES: 01/07/2013

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