# WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Steven W. Wells | Steven W. Wells | 093-06-1-J-075.00 |
| (NAME) | (NAME) | |
| 415 Church Street, 1413 | 415 Church Street, 1413 | Davidson County DEEDWARR<br>Recvd: 12/15/11 10:44 3 pgs<br>Fees:18.00 Taxes:880.60<br>**20111215-0097676** |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37219 | Nashville, TN 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **415/1413 Church Street, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Steven W. Wells and Gail W. Wells, husband and wife,**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit No. 1413, as shown on the plan of The Viridian, a Condominium, a Horizontal Property Regime, filed as Exhibit C to and established by the master Deed of record in Instrument No. 20061004-0122833 and amended in Instrument No. 20061004-0122834, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702 and Instrument No. 20111006-0077592, all of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed reference to which is hereby made for more complete and detailed description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to 415/1413 Church Street, LLC, a Tennessee Limited Liability Company by Warranty Deed dated August 26, 2011, from Keely Ray, unmarried, and filed for record on September 7, 2011, in Instrument No. 20110907-0069055, Register's Office for Davidson County, Tennessee.

And previously being the same property conveyed to Keely Ray by Warranty Deed dated October 8, 2008, from James W. Pope and wife, Loretta L. Pope and filed for record on October 14, 2008, in Instrument No. 20081014-0103419, Register's Office for said County.

Subject to all matters as set forth in the Master Deed establishing a "Horizontal Property Regime" of The Viridian, a Condominium, of record in Instrument No. 20061004-0122833, and Amendments in Instrument No. 20061004-0122834, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702 and Instrument No. 20111006-0077592, Register's Office for said County. 1) Restrictive Covenants of record in Book 7423, Page 374, Book 9208, Page 613, Book 10512, Page 464, Instrument No. 20020626-0076795 and Instrument No.

20050124-0008719, Register's Office of said County. 2) Easement Agreement as shown of record in Book 2902, Page 328 and Instrument No. 20060928-0120211, Register's Office for said County. 3) Storm Water Detention Agreement of record in Instrument No. 2040916-0111454, Register's Office for said County. 4) All matters as set out in document including but not limited to an Easement of record in Instrument No. 20041103-0132449, Register's Office for said County, . 5) Reciprocal Easement Agreement of record in Instrument No. 20041103-0132451, Register's Office for said County, . 6) Easement Agreement and Release of record in Instrument No. 20060928-0120212, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 415 Church Street, 1413, 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 GRANTEE(S), their heirs and/or 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/or 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 12th day of December, 2011.

415/1413 Church Street, LLC

Richard D. Tribe
Manager

State of TEXAS
County of HARRIS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard Tribe with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Manager the within named bargainor, 415/1413 Church Street, LL, a Tennessee Limited Liability Company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by himself as said officer.

Witness my hand and official seal at office at HOUSTON, Texas, this 12th day of December, 2011.

Notary Public
My Commission Expires: MAY 16, 2015

JIM BRASHEAR
Notary Public, State of Texas
My Commission Expires
May 16, 2015

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**1604 Westgate Circle**
**Brentwood, TN 37027**

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

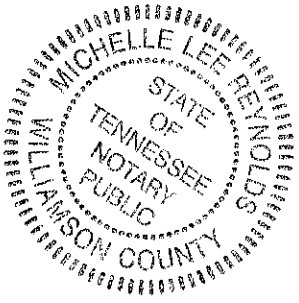
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)




Notary Public

My Commission Expires: June 14, 2015