This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $307,500.00.

Affiant

Subscribed and sworn before me this the 27th day of December, 2011.

Notary Public
My commission expires: 5/8/2012

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20120003142 DEEDWARR
Recvd: 01/13/12 10:40 2 pgs
Fees:13.00 Taxes:1137.75
20120113-0003657

WARRANTY DEED

Address of New Owner:
Jeffrey J Scovell
415 Church Street, Unit 1915
Nashville, TN 37219

Send Tax Bill to:
New Owner

Tax Information:
93671152

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PETER D GIANINI, UNMARRIED hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEFFREY J SCOVELL, unmarried hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1915 of Viridian, 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 Condominiums of record in Instrument No. 20061004-0122833, amended in Instrument No. 20061004-0122834 and Instrument No. 20070711-0082578, 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 interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter establishing over, through or upon the land embracing the regime and buildings thereof to said Master Deed.

Being the same property conveyed to Peter D Gianini, unmarried by deed from Phillip Heneger & Larry E. Vickers, dba Heneger & Vickers, a Tennessee partnership dated May 8, 2008 of record in Instrument No. 20080514-0049495, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 415 Church Street, Unit 1915, Nashville, TN 37219.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 27th day of December, 2011.

Peter D Gianini

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Peter D Gianini, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of December, 2011.

My commission expires: 09/09/14

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public