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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12020228** BILL GARRETT, Davidson County Trans:T20120022227 DEEDWARR Recvd: 03/27/12 13:48 3 pgs Fees:18.00 Taxes:625.30 20120327-0026050	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is ~~greater~~, for this transfer is: $169,000.00 Affiant Subscribed and sworn to before me, this 22nd day of March, 2012. Notary Public My Commission Expires

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sherry C. Folsom 415 Church Street, #1405 Nashville TN 37219	~~New Owner~~ Avenue Bank 2823 Cleghorn Ave Nashville, TN 37215	Tax Parcel ID No. 093061J06700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey B. Krones, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sherry C. Folsom**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment known as Unit No. 1405 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Jeffrey B. Krones by Warranty Deed from Viridian Development Company, LLC, a Tennessee limited liability company, recorded on the 10th day of January, 2007 in Instrument No. 20070110-0004230, in the Register's Office of Davidson County, Tennessee.

Jessica Seago Krones, wife of Jeffrey B. Krones, joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7423, Page 374 and Book 9208, Page 613 (Capitol Mall Redevelopment Project).

Charter of Homeowners Association recorded at Instrument No. 20061004-0122835.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VIRIDIAN of record at Instrument No. 20061004-0122833, as amended by instrument(s) of record at Instrument Nos. 20061004-0122834, 20070711-0082578, 20100616-0046702 and

20111006-0077592; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephones and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement Agreement recorded at Instrument No. 20060928-0120211.

Stormwater Quality Agreement recorded at Instrument No. 20040916-0111454.

Reciprocal Easement Agreement recorded at Instrument No. 20041103-0132451.

Conveyance to 401 Church Street LLC recorded at Instrument No. 20060928-0120210.

Agreement and Release recorded at Instrument No. 20060928-0120212.

All easements set out in Deed of Trust recorded at Instrument No. 20041103-0132452.

Air Rights Reservation recorded at Instrument No. 20000815-0080915.
Capitol Mall Redevelopment Project Plan, as set out in the following ordinances of the Metropolitan Council; 77-716; 82-845; 87-1695; 91-1567; 93-774; 97-755 (also recorded in Book 10512, Page 464, Register's Office for Davidson County, Tennessee); 98-1187; and BL2002-1033 (also recorded as Instrument No. 20020626-0076795, said Register's Office).

All matters shown on the plat of survey by Judy L. Judson, RLS No. 1935 with Barge Waggoner Sumner and Cannon, Inc. dated November 4, 2003, last revised September 23, 2004, File No. 8659-11.

Affidavit recorded at Instrument No. 20061004-0122836.

All matters set out in Deed in Instrument No. 20070110-0004230.

This is improved property located at 415 Church St #1405 Nashville TN 37219

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of March, 2012.

Jeffrey B. Krones

Jessica Seago Krones
By Jeffrey B. Krones, AIF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey B. Krones, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of March, 2012.

_____
Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey B. Krones, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Jessica Seago Krones, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of March, 2012.

_____
Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014