BILL GARRETT, Davidson County
Trans:T20120023703 DEEDWARR
Recvd: 04/02/12 13:50 2 pgs
Fees:13.00 Taxes:814.00
20120402-0027692

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2012.

Notary Public
My commission expires: 3/18/14

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

07-1203-84730

Address of New Owner:	Send Tax Bills to:	Tax Information
Carol O. Hudler	New Owner	093-06-1-J
		007.00CO
415 Church Street, Unit 1004		
Nashville TN 37219		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phillip Hampton, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Carol O. Hudler and Adrian Hudler, wife and husband, hereinafter called the Grantees, their successors and 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 Unit No. 1004, together with the appurtenant interest in the common elements of Viridian, a condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20061004-0122833, Register's Office for Davidson County, Tennessee and addendum thereto, of record as Instrument No. 20061004-0122834 and Instrument No. 20070711-0082578, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Phillip Hampton, unmarried, by deed from Viridian Development Company, LLC, a Tennessee limited liability company, dated December 21, 2006, recorded December 22, 2006 in Instrument No. 20061222-0158177, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 415 Church Street, Unit 1004, 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 28 day of March, 2012.

Phillip Hampton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Franklin, TN, this 28 day of March, 2012.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 11/07/12

