Map and Parcel: 093 06 J 187.00

This Instrument Was Prepared By:
YOST ROBERTSON NOWAK PLLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:

NO CHANGE

BILL GARRETT, Davidson County
Trans:T20120025301 DEEDWARR
Recvd: 04/09/12 08:49 2 pgs
Fees:13.00 Taxes:23.13
20120409-0029581

New Owner:
Kellie A. Douglas
415 Church Street, #2205
Nashville, TN 37219

Mortgagee:
NONE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTOR, KRISTA D. DOUGLAS, UNMARRIED, has bargained and sold and by these presents does transfer and convey unto KELLIE A. DOUGLAS, Grantee, her heirs and assigns, a five percent (5%) undivided interest in that certain tract or parcel of land, lying and being located in Davidson County, Tennessee, being described as follows:

> A certain condominium apartment known as Unit No. 2205 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 reference is made for a more complete description.
>
> Being the same property conveyed to Krista D. Douglas by Warranty Deed of Viridian Development company, LLC, a Tennessee limited liability company, of record at Instrument No. 20061122-0145147, Register's Office of Williamson County, Tennessee. **After the recordation of this instrument Krista D. Douglas will own a ninety-five percent (95%) undivided interest and Kellie A. Douglas will own a five percent (5%) undivided interest.**

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, her heirs and assigns, forever.

AND GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) Ad valorem property taxes for the year 2012 are a lien not due and payable. 2) Matters appearing of record in the Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind herself, her heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, her

heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hand on this the 6 day of April, 2012.

KRISTA D. DOUGLAS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Krista D. Douglas, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 6th day of April, 2012.

Notary Public

My Commission Expires: 6/24/2013

JEAN C. POTEETE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Six Thousand Two Hundred Fifty and no/100 Dollars ($6,250.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 6th day of April, 2012.

NOTARY PUBLIC

My Commission Expires: 6/24/2013

JEAN C. POTEETE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY