THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12040588

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $239,500.00.

Robin Edwards
Affiant

Subscribed and sworn to before me, this24th day of April, 2012.

Tracey Perry
Notary Public
My Commission Expires: 3-3-15

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

BILL GARRETT, Davidson County
Trans:T20120031202 DEEDWARR
Recvd: 04/30/12 10:24 2 pgs
Fees:13.00 Taxes:886.15

20120430-0036539

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kenon Ewing 415 Church St #1402 Nashville TN 37219	New Owner	Tax Parcel ID No. 093061J06400CO

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, **James Collignon Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenon Ewing**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1402 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 of record in Instrument No. 20061004-0122833, amended in Instrument No. 20061004-0122834 and Instrument No. 20070711-0082578, in the Registers 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 established over, through, or upon the land embracing the regime and buildings thereof to said Master Deed.

Being the same property conveyed to James Collignon, Jr., unmarried by Warranty Deed from Seth Maxwell and wife, Elizabeth Maxwell, recorded on the 7th day of March, 2008 in Instrument No. 20080307-0023302, in the Register's Office of Davidson County, Tennessee.

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 at415 Church St #1402 Nashville TN 37219.

Kaitlin Collignon, wife of James Collignon, Jr., joins in this instrumento convey any and all interest, marital or otherwise, in said property.

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 realestate 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 24th day of April, 2012.

James Collignon Jr.

Kaitlin Collignon by James Collignon, Jr.
Attorney-in-fact

STATE OF TENNESSEE .)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Collignon Jr., 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 24th day of April, 2012.

Notary Public

My Commission Expires:

KATE ROSENTHAL 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 **James Collignon, Jr.**, 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 Kaitlin Collignon,** 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 24th day of April, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014