Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
File No. 12-0287

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$301,120.00.**

Mariette L. Dawson
Affiant

BOX 10-A

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of May, 2012.

KELLY D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
Commission Expiration: My Commission Expires NOV. 3, 2015

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

ADDRESS OF NEW OWNER:
Mariette L. Dawson
415 Church Street #1312
Nashville, TN 37219

SEND TAX BILLS TO:
SAME

MAP-PARCEL:
093061J05900CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Urban Consulting, Inc., a Tennessee Corporation

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mariette L. Dawson, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain condominium apartment known as Unit No. 1312 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record in Instrument Number 20061004-0122833, and Addendum of record in Instrument Number 20061004-0122834, Register's Office for Davidson County, Tennessee, together with appurtenant interest belonging thereto, to which plat reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Urban Consulting, Inc. by Quitclaim Deed dated November 17, 2011 from Samuel Taylor Smith, married and filed for record on November 28, 2011 in Instrument No. 20111128-0092307, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **415 Church Street #1312 Nashville, TN 37219**

BILL GARRETT, Davidson County
Trans:T20120039288 DEEDWARR
Recvd: 05/30/12 09:27 2 pgs
Fees:13.00 Taxes:1114.14
20120530-0046487

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that we 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; and we do further covenant and bind ourselves, or our successors and or our assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 18th day of May, 2012.

Urban Consulting, Inc.

Samuel Smith, President
By: Samuel Smith
Its: President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Samuel Smith with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Urban Consulting, Inc. the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at office this 18th day of May 2012.

Notary Public
Commission Expiration:

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
May 20, 2014