BILL GARRETT, Davidson County
Trans:T20120041557 DEEDQC
Recvd: 06/06/12 08:58 2 pgs
Fees:12.00 Taxes:0.00

20120606-0049227

QUITCLAIM DEED

R-RFC-11-415

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF May 2012.

Notary Public

MY COMMISSION EXPIRES: 8-17-2015
(AFFIX SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Onyx International Group Inc.	Onyx International Group Inc.	
(NAME) 415 Church Street, Unit #1212	(NAME) Same	
(ADDRESS) Nashville, Tennessee 37219	(ADDRESS)	093-06-1-J-044.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS TO THE UNDERSIGNED GRANTOR(S), THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, HAVE THIS DAY BARGAINED AND SOLD, Brandon Brewer HEREINAFTER CALLED THE GRANTOR(S), DO HEREBY QUITCLAIM AND CONVEY UNTO Onyx International Group Inc. HEREINAFTER CALLED THE GRANTEE(S), THEIR (SUCCESSORS), HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN Davidson COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1212 of the Horizontal Property Regime of Viridian Condominium, 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, A Condominium of record in Instrument Number 20061004-0122833, amended in Instrument Number 20061004-0122834, Instrument Number 20070711-0082578 and Instrument Number 20100616-0046702, together with Attorneys Certificate of record in Instrument Number 20061004-0122836, and further amended in Instrument Number 20111006-0077592, in the Register's 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 interests 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; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "B" to said Master Deed.

Being the same property conveyed to Brandon Brewer, unmarried by deed from H.W. Creek, LLC of record in Document Number 20111215-0097482, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 415 Church Street, Unit #1212, Nashville, Tennessee 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 29th day of May 2012

Brandon Brewer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29TH day of MAY, 2012.

Notary Public

My Commission Expires: 8-17-2015

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212