WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/12 15:35 2 pgs
Fees:13.00 Taxes:703.00
20120622-0055127

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$190,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this **13th** day of **June, 2012.**

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

JENNIFER K. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stuart Clements	New American Mortgage, LLC	093061J-
P.O. Box 879	841 Seahawk Circle	11100 CO
Liberty, KY 42539	Virginia Beach, VA 23452	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Martin Anderson, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stuart Clements, married**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain condominium apartment known as Unit No. 1704 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, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Martin Anderson by Special Warranty Deed from FNMA dated 8/31/10 of record in Instrument Number 20100909-0071866, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, which are not due and payable until 10/1/12.
- Subject to all matters as shown on the Plan of record in Instrument Numbers 20061004-0122833 and 20061004-0122834, Register's Office Davidson County, Tennessee.
- Covenants, conditions, restrictions, and by-laws as set forth in instrument recorded in Book 7423, page 374; Book 9208, page 613; Book 10512, page 464; Instrument Number 20020620-0076795; Instrument Number 20050124-0008719; Instrument Number 20041103-0132449; Instrument Number 20061004-0122833; Instrument Number 20061004-0122834; Instrument Number 20070711-0082578; Instrument Number 20100616-0046702; and Instrument Number 20111006-0077592, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20061004-0122835, Register's Office for Davidson County, Tennessee.
- Agreements in Instrument Numbers 20040916-0111454; 20041103-0132451; and 20060928-0120212, Register's Office for Davidson County, Tennessee.
- Ordinances under Capital Mall Redevelopment Project in Book 10512, page 464 and Instrument Number 20020626-0076795 (Ordinance #'s 77-716, 82-845, 87-1695, 91-1567, 93-774, 97-755, 98-1187 and BL 2002-1033) of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **415 Church Street Apt. 1704, Nashville, TN 37219**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 13, 2012.

Martin Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Martin Anderson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 13, 2012

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL S. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY