STATE OF ~~TENNESSEE~~ NORTH CAROLINA
COUNTY OF ~~DAVIDSON~~ AVERY

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Robin K Smith
Affiant

Subscribed and sworn to before me, this the 29th day of August, 2012.

Karen E. Dell
Notary Public

My commission expires: 3/18/17

KAREN E DELL
Notary Public
Watauga Co., North Carolina
My Commission Expires Mar. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans: T20120065018 DEEDWARR
Recvd: 08/30/12 09:20 2 pgs
Fees: 13.00 Taxes: 1258.00
20120830-0078342

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jody Damron	New owner	**093-06-1J-106.00-CO**
415 Church Street, Unit 1614	PO Box 10	
Nashville, TN 37219	Nobleton FL 34661	

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

Robin K. Smith, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jody Damron and Carla Damron, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR 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. 1614 of 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 Horizontal Property Regime of Viridian Condominium of record in Instrument Number 20061004-0122833, as 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 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; said Unit being depicted

on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed and Grantors interest in the Limited Common Elements as set forth in said Master Deed.

Being the same property conveyed to Robin K. Smith by Warranty Deed from Triple M Ranch, L.L.C., a Tennessee limited liability company of record at Instrument No. 20111118-0090610, Register's Office for Davidson County, Tennessee, dated November 14, 2011.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 415 Church Street,. Unit 1614, Nashville, TN 37219.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/OUR HANDS EFFECTIVE AS OF August 29, 2012:

Robin K. Smith

Robin K. Smith

STATE OF ~~TENNESSEE~~ NORTH CAROLINA)
)
COUNTY OF ~~DAVIDSON~~ AVERY)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Robin K. Smith, the within named Grantor(s), 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, at office, this the 29th day of August, 2012.

My Commission Expires: 3/18/17

Karen E. Dell
Notary Public

KAREN E DELL
Notary Public
Watauga Co., North Carolina
My Commission Expires Mar. 18, 2017

20120291R