THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20120079581 DEEDWARR
Recvd: 10/19/12 10:38 2 pgs
Fees:13.00 Taxes:1069.30

20121019-0096006

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 289,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 3.21.2016

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy J. Hall	Regions Bank d/b/a Regions Mortgage	MAP 093-061J
415 Church Street, Unit 1002	2050 Parkway Office Circle	PARCEL 005.00CO
Nashville, TN 37219	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert Ryan Chapman and spouse, Elizabeth King,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wendy J. Hall,** HEREINAFTER CALLED THE GRANTEES, 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 apartment known as Unit No. 1002 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, and as amended in Instrument No. 20070711-0082578 Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

BEING the same property conveyed to Robert Ryan Chapman by warranty deed from Lisa R. Giaratanna and husband, Anthony D. Giarratana of record in Instrument No. 20090330-0028252, Register's Office for Davidson County, Tennessee.

Elizabeth King joins in this conveyance to relinquish her marital interest in the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **415 Church Street, Unit 1002, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand(s) this the 15th day of October, 2012.

Robert Ryan Chapman by Michele Trueba, Attorney-in-fact
Robert Ryan Chapman by Michele Trueba, Attorney-in-Fact

Elizabeth King by Michele Trueba, Attorney-in-fact
Elizabeth King by Michele Trueba, 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, the within named with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Michele Trueba executed the within instrument on behalf of **Robert Ryan Chapman**, as his Attorney in Fact, as the free act and deed of the within named **Robert Ryan Chapman**.

Witness my hand and official seal this the 15th day of October, 2012.

My Commission expires May 6, 2013

Notary Public

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Michele Trueba executed the within instrument on behalf of **Elizabeth King**, as her Attorney in Fact, as the free act and deed of the within named **Elizabeth King**.

Witness my hand and official seal this the 15th day of October, 2012.

My Commission expires May 6, 2013

Notary Public

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN