RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 12291-1019

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2012100022

Davidson County DEEDWARR
Recvd: 11/26/12 11:03 3 pgs
Fees:18.00 Taxes:643.80
20121126-0108154

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $174,000.00

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Sworn to and subscribed before me this 16th day of November, 2012.

Affiant

Notary Public
My commission Exp: May 16, 2015

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Colleen D. Jones 415 Church Street Unit 1411 Nashville, TN 37219	New Owner	093-061J-073.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert E. Kowrach and wife, Katherine S. Kowrach**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Colleen D. Jones and husband, Kirk B. Jones,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A certain condominium apartment known as Unit No. 1411 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument Number 20061004-0122833 and Addendum as Instrument Number 20061004-0122834, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert E. Kowrach and wife, Katherine S. Kowrach by Deed from Viridian Development Company, LLC, a Tennessee limited liability company of record at Instrument No. 20061117-0143190, Register's Office for Davidson County, Tennessee, dated November 16, 2006, and recorded on November 17, 2006.

This is improved property known as **415 Church Street Unit 1411, Nashville, TN 37219.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this16th day of November, 2012.

Robert E. Kowrach

Robert E. Kowrach

Katherine S. Kowrach

Katherine S. Kowrach

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Robert E. Kowrach and Katherine S. Kowrach, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2012.

Nathan L. Powers

Notary Public

My commission expires 05/06/13



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie Treadway, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Debbie A. Treadway
Notary Public

DEBBIE A. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires

(SEAL)

My Commission Expires: 4/23/2013