THIS INSTRUMENT WAS PREPARED BY

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

BILL GARRETT, Davidson County
Trans:T20120089926 DEEDWARR
Recvd: 11/26/12 15:52 2 pgs
Fees:13.00 Taxes:1202.50

20121126-0108497

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00.

Megan Paulus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 2012.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Jennings	Community First Bank + Trust	MAP 093-06-1J
415 Church Street #1812	501 S. James Campbell Blvd.	PARCEL 134.00 CO
Nashville, TN 37219	Columbia, TN 38401	
(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, I, **Roland Salameh unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael T. Jennings and Tisha D. Jennings** HUSBAND and WIFE

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 located in Davidson County, Tennessee, being Unit No. 1812 of Viridian, a 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 Tennessee Code Annotated, under the Master Deed establishing Viridian, a Condominium of record in Instrument No. 20061004-0122833 and addendum** in 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 or 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.

Being the same property conveyed to Roland Salameh, an unmarried man by Warranty Deed from Viridian Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20070207-0016300, Registers office for Davidson County, Tennessee, dated January 26, 2007 and recorded on February 07, 2007.

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.

** Addendum recorded at Instrument No. 20061004-0122834, Amendments recorded at Instrument Nos. 20070711-0082578, 20100616-0046702, 20111006-0077592 and 20120802-0068536,

This is () UNIMPROVED

(X) IMPROVED property known as **415 Church Street #1812, 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 my hand(-) this the 9th day of November, 2012.

Roland Salameh by Michele Trueba, Attorney-in-Fact

Roland Salameh by Michele Trueba, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of November, 2012.

My Commission expires _____

_____
Notary Public

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 **Michele Trueba** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument on behalf of **Roland Salameh**, as HIS Attorney in Fact, as the free act and deed of the within named **Roland Salameh**.

Witness my hand and official seal this the 9th day of November, 2012.

My Commission expires March 8, 2016

_____
Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE