Return to after recording:

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of December, 2012.

Notary Public

My commission expires: 9-26-16

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

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Divya Shroff** | **Wells Fargo Home Mortgage** | **93-61- J-151.00 CO** |
| **415 Church Street, #1914** | **2701 Wells Fargo Way, X9901-115** | |
| **Nashville, TN 37219** | **Minneapolis, MN 554670000** | |

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,

**J. Glenn Golden and wife, Melissa W. Golden**

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

**Divya Shroff**

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 apartment known as Unit No. 1914 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, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description, together with the percentage interest in common elements and any limited common elements appurtenant to said unit set forth in the Master Deed and Amendments thereto.

Being the same property conveyed to J. Glenn Golden and wife, Melissa W. Golden by Deed from Viridian Development Company, LLC, a Tennessee limited liability company of record at Instrument No. 20061103-0136836, Register's Office for Davidson County, Tennessee, dated November 1, 2006 and recorded on November 3, 2006.

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, #1914, Nashville, TN 37219.

BILL GARRETT, Davidson County
Trans:T20120093650 DEEDWARR
Recvd: 12/07/12 09:30 2 pgs
Fees:13.00 Taxes:1332.00

20121207-0112861

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 December 4, 2012:

J. Glenn Golden

Melissa W. Golden

| | | |
|---|---|---|
| **STATE OF TENNESSEE** | ) | **INDIVIDUAL ACKNOWLEDGEMENT** |
| | ) | |
| **COUNTY OF** DAVIDSON | ) | |

Personally appeared before me, a Notary Public of said County and State, J. Glenn Golden and Melissa W. Golden, 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 4th day of December, 2012.

My Commission Expires: 11/19/2013

Notary Public

20121063R

KAROL ANN DRINKALL NOTARY PUBLIC HENRY COUNTY, GEORGIA

**KAROL ANN DRINKALL**
**NOTARY PUBLIC**
**HENRY COUNTY, GEORGIA**
**MY COMM. EXPIRES**
**11/19/2013**