Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 9th day of January, 2013

Notary Public
My commission expires: 1-9-16

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

04-1212-54541

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Soo Wei Kok<br>415 Church Street, Unit 1502<br>Nashville TN 37219 | GUARANTEED RATE, INC.<br>4064 NORTH LINCOLN #324<br>CHICAGO, IL 60618 | 093-06-1-J-079.00CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joseph A. Horton, an unmarried man, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Soo Wei Kok , a single man, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 1502, together with the appurtenant interest in the common elements of Viridian, a horizontal property regime established by Master Deed, of record in Instrument No. 20061004-0122833, and Addendum thereto of record in Instrument No. 20061004-0122834, as amended in Instrument No. 20070711-0082578; Instrument No. 20100616-0046702; and in Instrument No. 20111006-0077592, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John G. Oschwald, married by deed from Viridian Development Company, LLC, a Tennessee limited liability company, dated October 24, 2006, recorded October 27, 2006, of record in Instrument No. 20061027-0133640, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John G. Oschwald and wife, Katie E. Oschwald by Quitclaim Deed from John G. Oschwald, dated May 15, 2009, recorded May 18, 2009, of record in Instrument No. 20090518-0045452, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joseph A. Horton by deed from John G. Oschwald and wife, Katia E. Oschwald, dated June 11, 2012, recorded June 14, 2012, of record in Instrument No. 20120614-0052231, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 415 Church Street, Unit 1502, 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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20130003087 DEEDWARR
Recvd: 01/11/13 09:55 2 pgs
Fees:13.00 Taxes:943.50

20130111-0003678

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 2nd day of January, 2013.

Joseph A. Horton
By: James A. Horton, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James A. Horton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Joseph A. Horton and that he is authorized by Joseph A. Horton to execute this instrument on his behalf.

Witness my hand and seal at Smyrna, Tennessee, this 9th day of January, 2013.

Paige B. Mayerick
Notary Public at Large

My commission expires: 11-22-2014

PAIGE B. MAYERICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD