WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130013469 DEEDWARR
Recvd: 02/19/13 09:30 2 pgs
Fees:13.00 Taxes:592.00

20130219-0016113

RUTHERFORD CO., TN — JUDITH C. JACOBS — STATE OF TENNESSEE NOTARY PUBLIC

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 2-22-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vanisha L. Brown	Excel Mortgage Servicing, Inc	93-06-1-J/52.00
(NAME) 415 Church St. 1305	(NAME) 19500 Jamboree RD	
(ADDRESS) Nashville, TN 37219	(ADDRESS) Irvine, CA 92612	
(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, **Brooke D. Myatt, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vanisha L. Brown, a single woman**, 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 1305 of the Horizontal Property Regime of Viridian Condominiums pursuant to Master Deed of record in Inst 20061004-0122833 and amended in Inst20061004-0122834 Register's office of Davidson County, Tennessee.

Being the same property conveyed to Brooke D Myatt by Deed from Viridian Development Company dated October 16th, 2006 and filed for record in Inst 20061018-0129527 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Inst 200610040122833 and amended in Inst 200610040122834 Register's Office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in Inst 20061018-0129527, 200610040122833, 20061004-0122834 Register's Office of Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Subject to the Affordable Restrictions as provided in the Master Deed of record in Instrument No. 20061004-0122833 and amended of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee.

The Current year's taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 415 Church St. 1305, Nashville, TN 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 13th day of February, 2013.

Brooke D. Myatt

BM

STATE OF

COUNTY OF

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Brooke D. Myatt the bargainor (s), 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 for the purposes therein contained.

Witness my hand and official seal at Kings County this 12th day of February, 2013.

Commission expires: July 3, 2014

Notary Public

CARMEN L. PEÑA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6148894
Qualified In Kings County
Commission Expires July 3, 2014

BM