THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4603

WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anne M. McCloy Glenn Harris 415 Church Street #1904 Nashville, TN 37215	Franklin Synergy Bank 3301 Aspen Grove Drive Frankin, TN 37067	93-6-1J-141.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $224,900.00

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2013.

Notary Public

My Commission Expires: 3-29-13
(Affix Seal)

THOMAS SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130027736 DEEDWARR
Recvd: 04/05/13 09:42 2 pgs
Fees:13.00 Taxes:832.13
20130405-0033712

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Evan A. McCutchen, unmarried ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Anne M. McCloy, a single woman and Glenn Harris, a married man, as joint tenants with right of survivorship ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

A certain condominium apartment known as Unit No. 1904 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record in Instrument No. 20061004-0122833, as revised and amended at Instrument No. 20061004-0122834; Instrument No. 20070711-0082578; Instrument No. 20100616-0046702; and Instrument No. 20111006-0077592, and Attorney's Certificate of record as Instrument No. 20061004-0122836, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Evan Andrew McCutchen by Special Warranty Deed from LPP Mortgage, dated December 3, 2010, filed December 20, 2010, in Instrument No. 20101220-0100924, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **415 Church Street #1904, Nashville, TN 37215**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **29th** day of **March, 2013.**

GRANTOR(S)

Evan A. McCutchen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Evan A. McCutchen** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **29th** day of **March, 2013.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY