Prepared by:
Amy Cross Nance
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BILL GARRETT, Davidson County
Trans:T20130045754 DEEDWARR
Recvd: 06/03/13 10:22 2 pgs
Fees:13.00 Taxes:1313.50

20130603-0055467

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Montgomery

The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2013

Notary Public
My commission expires: 8/17/2016

JESSICA M. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Carl L. Servania 415 Church Street, #1215 Nashville TN 37219	BancorpSouth Bank 2201 Highland Ave South Birmingham, AL 35205	093061J04700

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Richard V. Ross and wife Nancy L. Ross hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Carl L. Servania, a single man hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows:

A certain condominium apartment in (county) County, Tennessee, described as follows: Unit No. 1215, in Viridian Condominium- a Horizontal Property Regime, located in (county) County, Tennessee, and described in a Master Deed recorded in Instrument No. 20061004-0122833, Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Viridian Condominiums contained in the Master Deed and By-Laws appended thereto, recorded in Instrument No. 20061004-0122833, Register's Office for (county) County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Richard V. Ross and wife, Nancy L. Ross by deed from Viridian Development Company, LLC of record in Instrument No. 20061013-0127409, dated 10/12/06, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 4) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20061004-0122833, and amended in Instrument Nos. 20061004-0122834, 20070711-0082578, 20100616-0046702, 20111006-0077592, and 20120802-0068536, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of 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 building thereon; and

also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Viridian Condominiums and recorded in Instrument No. 20061004-0122833, Register's Office for said county. 5) Charter for Viridian Condominium Association of record in Instrument No. 20061004-0122835

This property is improved property known as 415 Church Street, #1215, Nashville, Tennessee 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23rd day of May, 2013.

Richard V. Ross

Nancy L. Ross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard V. Ross and Nancy L. Ross, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of May, 2013.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 2/23/15

FILE NO: 07633