GSRM
Box 44

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $194,000.00.

Affiant

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn before me this the 19th day of July, 2013.

Notary Public
My commission expires: 9-22-2015

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Badreddine M. Garzino 415 Church Street, Unit 2005 Nashville, TN 37219	Peoples Home Equity 5205 Maryland Way Brentwood, TN 37027	93-6-1J-157CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM POWELL, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BADREDDINE M. GARZINO, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment known as Unit No. 2005 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Instrument No. 20061004-0122834 as amended in Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592 and Instrument No. 20120802-0068536, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to William Powell by deed from Sue T. Hasse, married, dated December 18, 2006, of record in Instrument No. 20061229-0160682, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 415 Church Street, Unit 2005, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 19th day of July, 2013.

William Powell

BILL GARRETT, Davidson County
Trans:T20130061945 DEEDWARR
Recvd: 07/19/13 15:57 2 pgs
Fees:13.00 Taxes:717.80
20130719-0075189

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Powell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2013.

My commission expires:
1/15/17

Notary Public

