Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 17th day of October 2013.

Notary Public
My commission expires: 9-18-17

TERESA J. SMITH STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130091709 DEEDWARR
Recvd: 10/25/13 10:02 2 pgs
Fees:13.00 Taxes:758.50
20131025-0111292

Address of New Owner:	Send Tax Bills to:	Tax Information
Marshall Powell Ledbetter, III 415 Church Street, #2011 Nashville, TN 37219	SAME	093-061J/163.00

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 Matthew A. Gerber, unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Marshall Powell Ledbetter, III and wife, Kimberly W. Ledbetter hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment known as Unit No. 2011 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834'20061004-0123834; 200707110082578; 201006160046702 and 201208020068536 , Register's office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Matthew Alan Gerber by deed from Viridian Development Company LLC of record in Instrument No 20061115-0141841 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) 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. 20061004-0122833and amended in Instrument Nos. 20061004-0123834; 200707110082578; 201006160046702 and 201208020068536 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 3) Charter of Viridian Condominium Association of record in Instrument No. 200610040122835

This property is improved property known as 415 Church Street, #2011, 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 03 day of October, 2013.

x _____
Matthew A. Gerber

PROVINCE OF ALBERTA CANADA
~~STATE OF~~ _____
~~COUNTY OF~~ _____

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

Witness my hand and official seal at Cold Lake AB, this 03 day of OCTOBER, 2013.

RODNEY MARK TODD
_____
Notary Public FOR ALBERTA

My commission expires: NO EXPIRY
LAWYER.

RODNEY M. TODD Notary Public PROVINCE OF ALBERTA