WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/20/13 13:21 3 pgs
Fees:18.00 Taxes:999.00
20131220-0128796

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-5-16

(AFFIX SEAL)

R-VRES-13-415-2102

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Nicholas Brown	Same As New Owner	
415 Church Street, #2102 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	093061J16900CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ROMIE L. HERRING, JR., AND LUCRETIA B. HERRING, HUSBAND AND WIFE AND AMY CELESTE WINSTEAD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA NICHOLAS BROWN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 2102, AS SHOWN ON THE PLAN OF THE VIRIDIAN, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, FILED AS EXHIBIT "C", TO AND ESTABLISHED BY THE MASTER DEED OF RECORD IN INSTRUMENT 200610040122833 AND AS AMENDED IN INSTRUMENTS 200610040122834, 200707110882578, 201006160046702, 201110060077592 AND 201208020068536, ALL IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BYLAWS OF THE ASSOCIATION OF OWNERS.

BEING THE SAME PROPERTY CONVEYED TO ROMIE L. HERRING, JR. AND WIFE, LUCRETIA B. HERRING, AS TO AN UNDIVIDED ONE HALF INTEREST AS TENANTS IN COMMON WITH AMY CELESTE WINSTEAD, UNMARRIED AS TO AN UNDIVIDED ONE HALF INTEREST. ROMIE L. HERRING, JR. AND LUCRETIA B. HERRING SHALL OWN THEIR ONE HALF UNDIVIDED INTEREST AS TENANTS BY THE ENTIR BY WARRANTY DEED DATED 11/15/2006 FROM VIRIDIAN DEVELOPMENT COMPANY LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT 200611200143853, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) CURRENT PROPERTY TAXES AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 7423, PAGE 374, BOOK 9208, PAGE 613, AND INSTRUMENT 200501240008719; INSTRUMENT 200610040122833, AS AMENDED OF RECORD IN INSTRUMENT 200610040122834, INSTRUMENT 200707110082578, INSTRUMENT 201006160046702, INSTRUMENT 201110060077592, AND INSTRUMENT 201208020068536; INSTRUMENT 200610040122836, INSTRUMENT 200409160111454; INSTRUMENT 200411030132449; INSTRUMENT 200411030132451; INSTRUMENT 200609280120211; BOOK 10512, PAGE 464; INSTRUMENT 200206260076795; INSTRUMENT 200609280120212; INSTRUMENT 200610040122835, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 415 Church Street, #2102, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 18th day of December, 2013.

Romie L. Herring, Jr., by Amy Celeste Winstead as Attorney in Fact

Romie L. Herring, Jr., by Amy Celeste Winstead as Attorney in Fact

Lucretia B. Herring by Amy Celeste Winstead as Attorney in Fact

Amy Celeste Winstead

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared AMY CELESTE WINSTEAD to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROMIE L. HERRING, JR., AND LUCRETIA B. HERRING, and who acknowledged he/she/they executed the same as the free act and deed of the said ROMIE L. HERRING, JR., AND LUCRETIA B. HERRING.

Witness my hand and official seal, this the 18 day of December, 2013.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 18 day of December, 2013.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

