RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans: T20140011159 DEEDWARR
Recvd: 02/18/14 10:18 2 pgs
Fees: 13.00 Taxes: 1343.10

20140218-0013630

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2014.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harold Brockman	Harold Brockman	093061j16400co
(NAME)	(NAME)	
415 Church St, Unit 2012	415 Church Street, Unit 2012	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ahmad Muzaffery and Wife, Liza Muzaffery, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold Brockman, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

That certain condominium Apartment situated in the County of Davidson, State of Tennessee and being described as Unit No. 2012 of the Horizontal Property Regime of Viridian Condominium pursuant to that certain Master Deed of record as Instrument No. 20061004-0122833 and Addendum thereto of record in Instrument No. 20061004-0122834; 20070711-0082578; 20100616-0046702; 20111006-0077592; 20120802-0068536, and 20140128-0007721, all in the Register's Office for Davidson County, Tennessee and including any other applicable Amendments thereto, to which reference is here made for a more complete description thereof.

Being the same property conveyed on January 25, 2007, by Warranty Deed to Ahmad Muzaffery and Wife, Liza Muzaffery by Warranty Deed from Viridian Development Company, LLC, a Tennessee Limited Liability Company, which deed is of record in Instrument No. 20070131-0013020, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THE HORIZONTAL PROPERTY REGIME OF VIRIDIAN CONDOMINIUMS PURSUANT TO THAT CERTAIN MASTER DEED OF RECORD IN INSTRUMENT NO. 20061004-0122833, AND ADDENDUM THERETO OF RECORD IN INSTRUMENT NO. 20061004-0122834; 20070711-0082578; 20100616-0046702; 20111006-0077592; 20120802-0068536; AND 20140128-0007721, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD WHICH MAY AFFECT SUBJECT PROPERTY

unimproved ☐

This is improved ☑ property, known as 415 Church Street, Unit 2012, Nashville, TN 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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this 14th day of February, 2014.

Ahmad Muzaffery

Liza Muzaffery

STATE OF California

COUNTY OF

On this 14th day of February, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ahmad Muzaffery and Liza Muzaffery**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

**Husband and Wife

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 6-24-16

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

CHRISTINA STARLING
COMM. # 1983211
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Exp. June 24, 2016