BILL GARRETT, Davidson County
Trans:T20140037980 DEEDWARR
Recvd: 05/30/14 16:00 4 pgs
Fees:23.00 Taxes:6475.00
20140530-0046818

FROM: Sten H. Vermund and wife, Pilar Vargas
TO: James Wesley Ayers and wife, Janet Elizabeth Ayers

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
James Wesley Ayers and Janet Elizabeth Ayers 314 Whitworth Way Nashville, Tennessee 37205	(Same)	Map 93-6-1-J Parcel 304

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,750,000.00.

Affiant

Subscribed and sworn to before me, this the 29 day of May, 2014.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV 6 2017

Notary Public
My Comm. Expires: 11.6.17

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sten H. Vermund and wife, Pilar Vargas, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto James Wesley Ayers and wife, Janet Elizabeth Ayers, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment known as Unit No. PH 2 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833, as amended by First Amendment to the Master Deed of record as Instrument No. 20070711-0082578, as amended by Second Amendment to the Master Deed of record as Instrument No. 20100616-0046702, as amended by Third Amendment to the Master Deed, of record as Instrument No. 20111006-0077592, as amended by Amendments to Master Deed, of record as Instrument

Nos. 20120802-0068536, and 20140128-0007721, as corrected by Affidavit of Scrivener's Error, of record as Instrument No. 20140530-0046816, and Addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Sten H. Vermund and wife, Pilar Vargas, by deed from Viridian Development Company, LLC, a Tennessee limited liability company, of record as Instrument No. 20061222-0158179, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit, of record as Instrument No. 20090226-0016916, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Taxes for the year 2014, a lien, not yet due and payable.

2. Master Deed for Viridian Condominium, and the By-Laws appended thereto, of record as Instrument No. 20061004-0122833, as amended by Instrument Nos. 20070711-0082578, 20100616-0046702, 20111006-0077592, 20120802-0068536, and 20140128-0007721, as corrected by Affidavit of Scrivener's Error, of record as Instrument No. 20140530-0046816, and Addendum to Master Deed of record as Instrument No. 20061004-0122834, said Register's Office.

3. Restrictive Covenants for the Capitol Mall Redevelopment Project Plan of record in Book 7423, page 374, as revised in Book 9208, page 613, Book 10512, page 464 and Instrument Nos. 20020626-0076795, 20050124-0008719, 20130903-0092714 and 20130903-0092715, said Register's Office.

4. Restrictive covenants contained in the deed of record as Instrument No. 20041103-0132449, said Register's Office.

5. Stormwater Quality Agreement of record as Instrument No. 20040916-0111454, said Register's Office.

6. Reciprocal Easement Agreement of record as Instrument No. 20041103-0132451, said Register's Office.

7. Rights of others in and to the use of the common elements.

This is improved property known as 415 Church Street, #PH 2, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hand this 29 day of May, 2014.

Sten H Vermund by Gabriel H Vermund attorney-in-fact

Sten H. Vermund by Gabriel H. Vermund, as Attorney-in-Fact

Pilar Vargas by Gabriel H Vermund as attorney-in-fact

Pilar Vargas by Gabriel H. Vermund, as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gabriel H. Vermund to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Sten H. Vermund, the bargainor, and acknowledged that he executed the same as the free act and deed of the said Sten H. Vermund for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29 day of May, 2014.

NOTARY PUBLIC

My Commission Expires: 11-6-17

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gabriel H. Vermund to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Pilar Vargas, the bargainor, and acknowledged that he executed the same as the free act and deed of the said Pilar Vargas for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 29 day of May, 2014.

NOTARY PUBLIC

My Commission Expires: 11-6-17

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017