BILL GARRETT, Davidson County
Trans:T20140040536 DEEDWARR
Recvd: 06/09/14 14:40 2 pgs
Fees:13.00 Taxes:906.50

20140609-0050067

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 245,000.00

Affiant

Subscribed and sworn to before me, this ~~16th~~ 21 day of ~~April~~ May, 2014.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CAITLIN M. PRIEST	Same	**093061J08100CO**
415 CHURCH ST APT 1504		
NASHVILLE, TN 37219		

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 OF WHICH IS HEREBY ACKNOWLEDGE, WE,

THOMAS E. FORD, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CAITLIN M. PRIEST

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being a certain condominium known as Unit No. 1504 of Viridian, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Viridian Condominiums of record in Instrument Number 20061004-0122833, addendum in Instrument Number 20061004-0122834, and amendments Instrument Number 20070711-0082578, Instrument Number 20100616-0046702, Instrument Number 20111006-0077592, Instrument Number 20120802-0068536 and Instrument Number 20140128-0007721, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter establishing over, through or upon the land embracing the regime and buildings thereof, said unit being depicted on Exhibit to Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

The subject property is assigned Parking Space No. 551, and does not have any storage units assigned to it.

BEING THE SAME PROPERTY CONVEYED TO THOMAS E. FORD, BY WARRANTY DEED FROM VIRIDIAN DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 10/23/2006 AND RECORDED ON 10/25/2006 IN INSTRUMENT NUMBER 20061025-0132462, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. LINDSEY C. FORD HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 415 CHURCH ST APT 1504, 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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 my/our hand(s) this ~~16th~~ 21st day of ~~April,~~ May 2014.

THOMAS E. FORD

LINDSEY C. FORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, THOMAS E. FORD AND LINDSEY C. FORD , the within named Grantor(s), 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, at office, this ~~16th~~ 21st day of ~~April,~~ May 2014.

Notary Public

My Commission Expires: 11-19-14

BEVERLY PARHAM
STATE OF TENNESSEE NOTARY PUBLIC
WEAKLEY CO. TN.