BOX 10-B

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LILY FONG	**SAME**	**093-06-1J-045.00 CO**
(NAME) **415 CHURCH STREET, APT. 1213**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37219**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140045053 DEEDWARR
Recvd: 06/25/14 11:31 2 pgs
Fees:13.00 Taxes:1221.00
20140625-0055532

WARRANTY DEED

FOR AND IN 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, **BETTY KEELING GREEN, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LILY FONG, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1213 of the Horizontal Regime of Viridian Condominium, a Condominium Development established pursuant to the provision 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, a Condominium of record as Instrument No. 20061004-0122833, as amended as Instrument Nos. 20070711-0082578, 20100616-0046702, 20111006-0077592, 20120802-0068536, and 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 established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit B to said Master Deed.

Being the same property conveyed to KATHERINE G. KEELING, by deed from VIRIDIAN DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20061013-0127406, dated October 12, 2006, said Register's Office. The said Katherine G. Keeling having since died on or about January 14, 2014. The Last Will and Testament of Katherine Cortner Keeling filed with the Davidson County Probate Clerk's Office as Docket No. 14P-140, devises the said property to BETTY KEELING GREEN.

This conveyance is subject to all matters as shown on the Plan of record in Master Deed of record as Instrument No. 20061004-0122833, as amended as Instrument Nos. 20070711-0082578, 20100616-0046702, 20111006-0077592, 20120802-0068536 and 20140128-0007721, said Register's Office; Capitol Mall Redevelopment Project Plan as set out in the Ordinances (Easements) of record in Book 10512, page 464, and as Instrument No. 20020626-0076795 ; Terms, Conditions, Easements, Rights and Liens as set out in the Covenants, Conditions and Restrictions of the Capitol Mall Redevelopment Project Plan of record in Book 7423, page 374, as revised in Book 9208, page 613; Stormwater Quality Agreement of record as Instrument No. 20040916-0111454; Reciprocal Easement Agreement of record as Instrument No. 20041103-0132451; and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREIN.****

Unimproved ( )
This is improved(X) property, known as **415 CHURCH STREET, APT. 1213, 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 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 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 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 hand this 24th day of June, 2014.

Betty Keeling Green

BETTY KEELING GREEN

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 **Betty Keeling Green**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th of June, 2014.

My commission expires: **May 5, 2015**

Deborah J. Cohen

Notary Public