File No. 20140098

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/17/15

(AFFIX SEAL)

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-20845

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah J. Weinstein	New Owner	093-06-1J-112.00 (CO)
(NAME)	(NAME)	BILL GARRETT, Davidson County
415 Church Street, Unit 1705		Trans: T20140047837 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 07/03/14 14:26 2 pgs
Nashville, TN 37219		Fees: 13.00 Taxes: 777.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140703-0059050

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 ACKNOWLEDGED, WE, Daniel S. Larsen & Nadean Larsen, as Trustees of the Daniel & Nadean Larsen Family Trust Dated June 10, 2011, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah J. Weinstein, an unmarried woman 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. 1705 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.

BEING the same property conveyed to Daniel S. Larsen & Nadean Larsen, as Trustees of the Daniel & Nadean Larsen Family Trust Dated June 10, 2011, by Warranty Deed from BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, for the Benefit of the HASCO 2007-HE2 Trust, dated 3/14/12 and recorded 3/26/12 in Instrument Number 20120326-0025305; and the same property previously conveyed to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, for the Benefit of the HASCO 2007-HE2 Trust by Substitute Trustee's Deed from Rubin Lublin Suarez Serrano TN, LLC, Substitute Trustee, dated 6/9/11 and recorded 6/16/11 in Instrument Number 20110616-0046201, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 7423, Page 374, revised in Book 9208, Page 613; Master Deed and By-Laws of record in Instrument Number 20061004-0122833 and Addendum of record in Instrument Number 20061004-0122834; amended in Instrument Numbers 20070711-0082578, 20100616-0046702, 20111006-0077592, 20120802-0068536 and 20140128-0007721; HOA Charter of record in Instrument Number 20061004-0122835; and Storm Water Quality Agreement of record in Instrument Number 20040916-0111454, Register's Office for Davidson County, Tennessee.

File No. 20140098

unimproved ☐

This is improved ☒ property, known as 415 Church Street, Unit 1705, 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 our hands this 25th day of June, 2014.

Daniel S. Larsen, Trustee of the Daniel & Nadean Larsen Family Trust Dated June 10, 2011

Nadean Larsen, Trustee of the Daniel & Nadean Larsen Family Trust Dated June 10, 2011

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel S. Larsen and Nadean Larsen, Trustees of the Daniel & Nadean Larsen Family Trust Dated June 10, 2011 the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of June, 2014.

Commission expires: 7-26-15

JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public