BILL GARRETT, Davidson County
Trans:T20140057053 DEEDWARR
Recvd: 08/05/14 13:36 2 pgs
Fees:13.00 Taxes:847.30
20140805-0070266

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $229,000.00.

M. Ora
Affiant

Subscribed and sworn before me this the 31st day of July, 2014.

Jennifer Crowell
Notary Public
My commission expires: 2/24/18

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Paul Eggers	New Owner	093-06-1J-073.00-CO
415 Church Street Unit 1411		
Nashville, TN 37219		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **COLLEEN D. JONES and husband, KIRK B. JONES**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **PAUL EGGERS and wife, JANE DILLARD-EGGERS**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1411 of Viridian, 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 in Instrument Number 20061004-0122833 and addendum of record in Instrument No. 20061004-0122834, 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 interest 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 said Master Deed; together with a percentage interest in the common elements and voting percentage asset forth in said Master Deed.

Being the same property conveyed to Colleen D. Jones and husband, Kirk B. Jones by deed from Robert E. Kowrach and wife, Katherine S. Kowrach of record in Instrument No. 20121126-0108154 Register's Office for Davidson County, Tennessee, dated November 16, 2012 and recorded on November 26, 2012.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 415 Church Street Unit 1411, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 31st day of July, 2014.

Colleen D. Jones by Laura Shankar6 her attorney in fact
Colleen D. Jones

Kirk B. Jones by Laura Shankar6 his attorney in fact
Kirk B. Jones

STATE OF TN
COUNTY OF Williamson

On this 31st day of July, 2014, before me, the undersigned Notary Public in and for said County and State, personally appeared Laurie Sheinkopf with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kirk B. Jones, by Specific Power of Attorney dated 7/20/14, and who acknowledged that he executed the same as the free act and deed of Kirk B. Jones.

Witness my hand and official seal this 31st day of July, 2014.

My Commission Expires: 2/24/18

Jennifer Crowell
Notary Public

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TN
COUNTY OF Williamson

On this 31st day of July, 2014, before me, the undersigned Notary Public in and for said County and State, personally appeared Laurie Sheinkopf with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Colleen D Jones, by Specific Power of Attorney dated 7/20/14, and who acknowledged that he executed the same as the free act and deed of Colleen D Jones

Witness my hand and official seal this 31st day of July, 2014.

My Commission Expires: 2/24/18

Jennifer Crowell
Notary Public

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY