Davidson County	DEEDWARR
Recvd: 08/20/14 15:01	2 pgs
Fees:13.00 Taxes:1605.80	
20140820-0075994	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

Y-KW-14-415-2215

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alan D Murph	**Roundpoint Mortgage Company**	
(NAME) **415 Church Street #2215**	(NAME) **5032 Parkway Plaza, Suite 100**	**93-6-1-J-197.00 CO**
(ADDRESS) **Nashville, TN 37219**	(ADDRESS) **Charlotte, NC 28217**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CONSTANSE BRUCE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALAN D MURPH,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 2215, VIRIDIAN, A CONDOMINIUM, as established under Master Deed of record in Instrument 20061004-0122833, Addendum recorded at Instrument No. 20061004-0122834, amended at Instrument Nos. 20070711-0082578, 20100616-0046702, 20111006-0077592, 20120802-0068536 and 20140128-0007721 and Affidavit recorded at Instrument No. 20140530-0046816, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Constanse Bruce, unmarried by Warranty Deed from Lois K. Howe, unmarried, recorded on the 23rd day of June, 2011 in Instrument No. 20110623-0048093, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7423, Page 374, Book 9208, Page 613 and Book 10512, Page 464 and Instrument No. 20020626-0076795 (Capitol Mall Redevelopment Project).
- Charter of Homeowners Association recorded at Instrument No. 20061004-0122835.
- Master Deed establishing VIRIDIAN of record in Instrument No. 20061004-0122833, as amended by instrument(s) of record in Instrument Nos. 20061004-0122834, 20070711-0082578, 20100616-0046702, 20111006-0077592, 20120802-0068536, 20140128-0007721 and corrected at Instrument No. 20140530-0046816.
- Easement Agreement recorded at Instrument No. 20060928-0120211.
- Stormwater Quality Agreement recorded at Instrument No. 20040916-0111454.
- Reciprocal Easement Agreement recorded at Instrument No. 20041103-0132451.
- Conveyance to 401 Church Street LLC recorded at Instrument No. 20060928-0120210.
- Agreement and Release recorded at Instrument No. 20060928-0120212.
- All easements set out in Deed of Trust recorded at Instrument No. 20041103-0132452.
- Air Rights Reservation recorded at Instrument No. 20000815-0080915.
- Capitol Mall Redevelopment Project Plan, as set out in the following ordinances of the Metropolitan Council: 77-716; 82-845; 87-1695; 91-1567; 93-774; 97-755 (also recorded in Book 10512, Page 464, Register's Office for Davidson County, Tennessee); 98-1187; and BL2002-1033 (also recorded as Instrument No. 20020626-0076795, said Register's Office.)
- All matters shown on the plat of survey by Judy L. Judson, RLS No. 1935 with Barge Waggoner Sumner & Cannon, Inc. dated November 4, 2003, last revised September 23, 2004, File No. 8659-11.
- Affidavit recorded at Instrument No. 20061004-0122836.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **415 Church Street #2215, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11th DAY OF AUGUST, 2014.

Constanse Bruce by Ashley Dugger, Attorney in fact

Constanse Bruce by Ashley Dugger, 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, Ashley Dugger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CONSTANSE BRUCE, and who acknowledged he/she/they executed the same as the free act and deed of the said CONSTANSE BRUCE.

Witness my hand and official seal, this the 11th of August, 2014.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LASHA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017