Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20140066307 DEEDWARR
Recvd: 09/05/14 14:17 2 pgs
Fees: 13.00 Taxes: 1641.88
20140905-0081579

(1)

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $443,750.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF September, 2014.

Notary Public

MY COMMISSION EXPIRES: 04-16-2016

(AFFIX SEAL)

KRISTEN JACOBS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

KW14-0415

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caroline R. Oakes	Regions Bank d/b/a Regions	
415 Church St. Apt. 1615 (ADDRESS)	(NAME) 2050 Parkway Office Cr. RCN-6 (ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	093061J10700CO

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, we CHRISTOPHER G. NEEL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CAROLINE R. OAKES, UNMARRIED WOMAN, 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 No. 1615, together with the appurtenant interest in the common elements of Viridian, a condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20061004-0122833, Register's Office for Davidson County, Tennessee and addendum thereto, of record as Instrument Nos. 20061004-0122834, 20070711-0082578, 20100616-0046702, 20111006-0077592, 20120802-0068536 and 20140128-0007721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to CHRISTOPHER G. NEEL, by Warranty Deed from NOBLE PROPERTIES, INC., of record as Instrument No. 20070828-0103125, dated August 24, 2007, as corrected by Scrivener's Affidavit of record as Instrument No. 20080228-0019539, dated February 12, 2008, said Register's Office.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number Instrument No. 20061004-0122833, amended in Instrument No. 20061004-0122834, Instrument No, 20070711-0082578, Instrument No. 20100616-0046702, Instrument # 20140128-0007721, Instrument No. 20111006-0077592 and Instrument No. 20120802-0068536, Book 7423, Page 374, Book 8027, Page 865, revised in Book 9208, Page 613 and Instrument No. 20050124-008719, Instrument No. 20061004-0122835, Instrument No. 20060928-0120210, Instrument No. 20060928-0120211, Instrument No. 20060928-0120212, Instrument No. 20040916-0111454, Instrument No. 20041103-0132451, Book 10512, Page 464 and Instrument No. 2002062-60076795, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 415 Church Street Apt. 1615, Nashville, Tennessee 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 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 4th day of September, 2014.

Christopher G. Neel

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of September, 2014, before me personally appeared Christopher G. Neel to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of September, 2014.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959