BILL GARRETT, Davidson County
Trans:T20140066664 DEEDWARR
Recvd: 09/08/14 11:12 2 pgs
Fees:13.00 Taxes:943.50
20140908-0082010

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Jennifer Cromwell
Affiant

Subscribed and sworn to before me, this 28th day of August, 2014.

Brittany Goins
Notary Public
My commission expires: 01-17-17

03-1408-38232

Address of New Owner:	Send Tax Bills to:	Tax Information
Marsha Ann Groce 415 Church Street #1104 Nashville TN 37219	new owner	093-06-1-J-021.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amelia A. McTamaney, married, and Catherine McTamaney, unmarrried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Marsha Ann Groce, a single woman**, hereinafter called the Grantees, their successors 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 Unit No. 1104, 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; as amended in Instrument No. 20061004-0122834; Instrument No. 20070711-0082578; Instrument No. 20100616-0046702; Instrument No. 20111006-0077592; Instrument No. 20120802-0068536; and Instrument No. 20140128-0007721, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amelia A. McTamaney and Catherine McTamaney by deed from Joseph A. Frank, a married man, dated March 6, 2007, recorded March 7, 2007, of record in Instrument No. 20070307-0028166, Register's Office for Davidson County, Tennessee.

This property is neither the principal residence of the Grantors, their spouses, nor any of their dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 415 Church Street #1104, 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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 28th day of August, 2014.

Amelia A. McTamaney

Catherine McTamaney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amelia A. McTamaney and Catherine McTamaney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of August, 2014.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15