mail to:

Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

(1)

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140070747 DEEDWARR
Recvd: 09/22/14 12:17 2 pgs
Fees:13.00 Taxes:1628.00
20140922-0086710

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

Subscribed and sworn to before me, this 15th day of September, 2014.

Notary Public
My commission expires: 12.20.2015

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec. 20, 2015

07-1408-85750

Address of New Owner:	Send Tax Bills to:	Tax Information
Rashmi Patel	Franklin Synergy Bank 722 Columbia Ave Franklin, TN 37064	093-06-1-J-031.00-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, Phillip C. Hampton, a single man, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Rashmi Patel, a single man, hereinafter called the Grantee, 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. 1114, 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 Phillip C. Hampton, an unmarried man by Special Warranty Deed from Federal National Mortgage Association, dated October 31, 2011, recorded November 2, 2011, of record in Instrument No. 20111102-0085240, Register's Office for Davidson County, Tennessee.

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, Unit 1114, 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 15th day of September, 2014.

Phillip C. Hampton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Franklin, TN, this 15th day of September, 2014.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 10/18/16

