BILL GARRETT, Davidson County
Trans:T20140081107 DEEDWARR
Recvd: 10/28/14 10:56 2 pgs
Fees:13.00 Taxes:1498.50

20141028-0099268

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $405,000.00. Affiant Subscribed and sworn to before me, this 27th day of October, 2014. Notary Public My commission expires: 10/18/2016
(Notary Stamp)	DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Smita Avula & Pravin N. Avula	Franklin American Mortgage Company ~~New Owner~~	**Map\Parcel: 093061J04600CO**
415 Church Street, #1214	501 Corporate Centre Dr, #400	
Nashville, TN 37219	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Jerry T. Corenflos, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Smita Avula and Pravin N. Avula, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1214 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 in Instrument No. 20061004-0122834, as amended in Instrument No. 20070711-0082578 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 Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jerry T. Corenflos, unmarried, by deed from Mark Shelton and wife, Yanira B Shelton, of record in Instrument No. 20080710-0070827 Register's Office for Davidson County, Tennessee, dated June 30, 2008 and recorded on July 10, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

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; Master Deed of record in Instrument Number 20061004-0122833, amended in Instrument Number 20061004-0122834, amended in Instrument Number 20070711-0082578 and as further amended in Instrument No. 20100616-0046702, together with Attorneys Certificate of record in Instrument Number 20061004-0122836, and further amended in Instrument Number 20111006-0077592, Instrument No. 20120802-0068536 and Instrument No. 20140128-0007721; Charter for Viridian Condominium Association, Inc., of record in Instrument No. 20061004-0122835; By-Laws of record as Exhibit "G" of the Master Deed of

record in Instrument Number 20061004-0122833, as amended; all matters shown on the Plan of Viridian Condominium, as shown on Exhibit "C" of the Master Deed recorded in Instrument No. 20061004-0122833, as amended; Covenants, Conditions and Restrictions of the Capitol Mall Redevelopment Project of record in Book 7423, Page 374, revised in Book 9208, Page 613; Easement Agreement on a certain parcel of real property, formerly known as Metropolitan Nashville Alley No. 66 and abandoned pursuant to Metropolitan Ordinance No. BL2005-570, by and between 401 Church Street, L.L.C., a Delaware limited liability company, and Viridian Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20060928-0120211; Conveyance of Metropolitan Nashville Alley No. 66, according to the Official Street and Alley Acceptance and Maintenance Map for the Metropolitan Government of Nashville and Davidson County, as enacted by Ordinance No. BL2003-63, by Viridian Development Company, LLC, a Tennessee limited liability company to 401 Church Street, L.L.C., a Delaware limited liability company, in Quitclaim Deed of record in Instrument No. 20060928-0120210; Agreement and Release by and between 401 Church Street, L.L.C., and Viridian Development Company, LLC of record in Instrument No. 20060928-0120212; Stormwater Quality Agreement of record Instrument No. 20040916-0111454; Reciprocal easement and agreement of record in Instrument No. 20041103-0132451; Capitol Mall Redevelopment Project Plan, as set out in the Ordinances of the Metropolitan referenced in Book 10512, page 464 and Instrument No. 20020626-0076795, all Register's Office for Davidson County, Tennessee.

This is improved property known as 415 Church Street, #1214 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 that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 26th day of October, 2014.

Jerry T. Corenflos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Jerry T. Corenflos the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October, 2014.

Michelle W. Locke
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MICHELLE W. LOCKE

My Commission Expires: 10/2/17

File #: 5014216
RECORD & RETURN TO:
Solomon Parks Title & Escrow, LLC
415 Main Street
Franklin, TN 37064