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BILL GARRETT, Davidson County
Trans:T20140037990 DEEDQC
Recvd: 11/21/14 15:47 3 pgs
Fees:17.00 Taxes:0.00
20141121-0107576

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Jonnathan Barr	**New Owner**	**093 06 1J 104.00**
415 Church Street, Suite 1612 **Nashville, TN 37219**		

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, **Manuel Chad Cummins**, after being first duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Settlement Agreement in that certain case styled **Jonnathan Barr v. Manuel Chad Cummins**, Docket No. 14-812-III, in the Chancery Court for Davidson County, Tennessee, at Nashville, and pursuant to a division of real property and that there was no monetary consideration given for the transfer.

Manuel Chad Cummins

SWORN TO AND SUBSCRIBED before me this the 4 day of August, 2014.

TARSILA CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

My Commission Expires: March 7, 2017

FOR AND IN CONSIDERATION of the Settlement Agreement between the parties, I, **Manuel Chad Cummins, a single person,** my heirs, successors, and assigns, do hereby convey unto **Jonnathan Barr, Grantee, a single person,** his heirs, 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 a certain condominium known as Unit No. 1612 of Viridian, a Condominium Development established pursuant to the provisions 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 Condominiums of record in Instrument Number 20061004-0122833, addendum in Instrument Number 20061004-0122834, and amendments Instruments 20070711-0082578, Instrument Number 20100616-0046702, Instrument Number 20011006-0077592 and Instrument Number 20120802-0068536, 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 interests in favor of other unit owners, and all sewer, water, electric, telephone and other utility easements now or hereafter establishing over, through or upon the land embracing the regime and buildings thereof, said unit being depicted on Exhibit to Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

BEING the same property conveyed to Manuel Chad Cummins and Jonnathan Barr by Ronald to Burrows, married, date 02/12/14 and recorded 02/21/14 in Instrument Number 20140221-0015187; and the same property previously conveyed to Donald T. Burrows, Jr. by Warranty Deed from Michael D. Santos, unmarried, dated 9/21/12 and recorded 9/28/12 in Instrument Number 20120928-0088679; and the same property previously conveyed to Michael D. Santos unmarried, by Warranty Deed from Viridian Development Company, LLC, a Tennessee limited liability company, dated 10/24/06 and recorded 10/27/06 in Instruments Number 20061027-0133609, Register's Office for Davidson County, Tennessee.

Subject property is investment property and has never been the principal residence of the herein named Grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: 1) all easements, restrictive covenants and conditions, and other matters of record, including all items out on any applicable plat of record; 2) any and all applicable governmental and/or zooming regulations; 3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as 415 Church Street APT #1612, Nashville, TN 37219

TO HAVE AND TO HOLD the sad tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever, wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. TC

Witness my hand this 4 day of August, 2014.

Manuel Chad Cummins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Manuel Chad Cummins, a single person,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

SWORN TO AND SUBSCRIBED before me this the 4 day of August, 2014.

TARSILA CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

My Commission Expires: March 7, 2017