THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15012881** BILL GARRETT, Davidson County Trans:T20150010099 DEEDWARR Recvd: 02/09/15 15:23 3 pgs Fees:18.00 Taxes:1461.50 20150209-0011984	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Affiant Subscribed and sworn to before me, this 5th day of February, 2015. Notary Public My Commission Expires: 7-30-2017

WARRANTY DEED

Address New Owner: Jim Fleeman and Janene Fleeman 415 Church Street #1612 Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093061J10400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonnathan Barr, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jim Fleeman and Janene Fleeman, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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 20111006-0077592 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.

Being the same property conveyed to Jonnathan Barr, a single person by Quitclaim Deed from Manuel Chad Cummins, a single person, recorded on the 21st day of November, 2014 in Instrument No. 20141121-0107576, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7423, Page 374 and Book 9208, Page 613 (Capitol Mall Redevelopment Project).

Charter of Homeowners Association recorded at Instrument No. 20061004-0122835.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VIRIDIAN of record in Instrument No. 20061004-0122833, as amended by instrument(s) of record in Instrument Nos. 20061004-0122834, 20070711-0082578, 20100616-0046702, 20111006-0077592, 20120802-0068536 and 20140128-0007721 and Affidavit recorded at Instrument No. 20140530-0046816; also subject to easements, rights and interests 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 building thereon.

Easement Agreement recorded at Instrument No. 20060928-0120211.

Stormwater Quality Agreement recorded at Instrument No. 20040916-0111454.

Reciprocal Easement Agreement recorded at Instrument No. 20041103-0132451.

Conveyance to 401 Church Street LLC recorded at Instrument No. 20060928-0120210.

Agreement and Release recorded at Instrument No. 20060928-0120212.

All easements set out in Deed of Trust recorded at Instrument No. 20041103-0132452.

Air Rights Reservation recorded at Instrument No. 20000815-0080915.

Capitol Mall Redevelopment Project Plan, as set out in the following ordinances of the Metropolitan Council: 77-716; 82-845; 87-1695; 91-1567; 93-774; 97-755 (also recorded in Book 10512, Page 464, Register's Office for Davidson County, Tennessee); Book 98, Page 1187 and BL2002-1033 (also recorded as Instrument No. 20020626-0076795, said Register's Office).
All matters shown on the plat of survey by Judy L. Judson, RLS No. 1935 with Barge Waggoner Sumner & Cannon, Inc. dated November 4, 2003, last revised September 23, 2004, File No. 8659-11.

Affidavit recorded at Instrument No. 20061004-0122836.

This is improved property located at 415 Church Street #1612 Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of February, 2015.

Jonnathan Barr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonnathan Barr, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of February, 2015.

Notary Public

My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018