STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 265,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of April, 2015.

Notary Public

My commission expires: 8.18.17

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RAMONA NICHOLSON	-Same-	**093061J14100CO**
415 CHURCH STREET #1904		
NASHVILLE, TN 37215		

BILL GARRETT, Davidson County
Trans:T20150026169 DEEDWARR
Recvd: 04/08/15 11:29 2 pgs
Fees:13.00 Taxes:980.50
20150408-0030887

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, WE,

ANNE M. MCCLOY, A SINGLE WOMAN and GLENN HARRIS, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

RAMONA NICHOLSON

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 apartment known as Unit No. 1904 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record in Instrument No. 20061004-0122833, as revised and amended at Instrument No. 20061004-0122834; Instrument No. 20070711-0082578; Instrument No. 20100616-0046702; and Instrument No. 20111006-0077592, and Attorney's Certificate of record as Instrument No. 20061004-0122836, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO ANNE M. MCCLOY, A SINGLE WOMAN and GLENN HARRIS, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM EVAN A. MCCUTCHEN, UNMARRIED, DATED 03/29/2013 AND RECORDED ON 04/05/2013 IN INSTRUMENT NUMBER 20130405-0033712, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED TO EVAN ANDREW MCCUTCHEN, BY SPECIAL WARRANTY DEED FROM LPP MORTGAGE, DATED 12/03/2010 AND RECORDED ON 12/20/2010 IN INSTRUMENT NUMBER 20101220-0100924, SAID REGISTER'S OFFICE.

SAID PROPERTY WAS NEVER THE PRIMARY RESIDENCE OF GLENN HARRIS, THEREFORE HE DOES NOT ENTER INTO THIS EXECUTION.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 415 CHURCH STREET #1904, NASHVILLE, TN 37215.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 2nd day of April, 2015.

Anne M. McCloy
ANNE M. MCCLOY

Glenn Harris by Anne M. McCloy his attorney in fact
GLENN HARRIS **BY ANNE M MCCLOY, AS HIS ATTORNEY IN FACT**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ANNE M. MCCLOY, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR GLENN HARRIS the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of April, 2015.

Notary Public

My Commission Expires: 8/18/18

