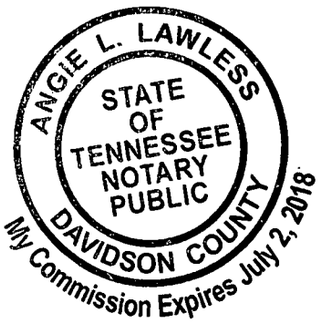
BILL GARRETT, Davidson County
Trans:T20150036385 DEEDWARR
Recvd: 05/11/15 15:30 2 pgs
Fees:13.00 Taxes:1524.40
20150511-0043120

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $412,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of May, 2015.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kay Elise Dedman Sharry Ann Dedman-Beard Michael Vernon Beard	new owner	
415 Church Street, #1712		093061J11900CO
Nashville, TN 37219		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DARRYL GENE MYERS AND LINDE S. MYERS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAY ELISE DEDMAN, SHARRY ANN DEDMAN-BEARD, AND MICHAEL VERNON BEARD**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1712 of Viridian, a Condominium, 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 recorded in Instrument Number 20061004-0122834 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 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 Linde S. Myers and Darryl Gene Myers, wife and husband as tenants by the entirety and Emmet Denha and Souhayla Denha, husband and wife, as tenants by the entirety by Quitclaim deed from Darryl Gene Myers and wife, Linde S. Myers of record in Instrument No. 20120514-0041432 Register's Office for Davidson County, Tennessee, dated June 07, 2011 and recorded on May 14, 2014.

Being the same property conveyed to Darryl Gene Myers and Linde S. Myers, Husband and Wife, by Quitclaim Deed from Emmet Denha and Souhayla Denha, Husband and Wife, of record in Instrument No. 20150511-0043119,

Register's Office for Davidson County, Tennessee, dated May 6, 2015 and recorded on May ____, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 415 Church Street, #1712, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are 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/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of May, 2015.

Linde S. Myers

Darryl Gene Myers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Linde S. Myers and Darryl Gene Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of May, 2015.

Notary Public

My Commission Expires:

