RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15064453

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of June, 2015.

Notary Public
My Commission Expires: 11.3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150053487 DEEDWARR
Recvd: 07/02/15 11:16 2 pgs
Fees:13.00 Taxes:1535.50
20150702-0064213

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Greene & Young Enterprises, LLC 208 Ashlawn Ct Florence, AL 35634	New Owner Greene & Young Enterprises, LLC 208 Ashlawn Ct Florence, AL 35634	Tax Parcel ID No. 082090T00300CO

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, **Keith M. Giger and Eileen M. Giger, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Greene & Young Enterprises, LLC, a Tennessee limited liability company**, ("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 Unit 3, as shown on the plan attached as Revised Exhibit B, Amendment No. 1 to the Declaration of Germantown Station Condominiums, as of record in Instrument 201110200081623, Register's Office for Davidson County, Tennessee, the Declaration of Germantown Station Condominiums of record in Instrument 201008040061209, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Huw T. Clarke and Kelley Clarke, husband and wife to Keith M. Giger and Eileen M. Giger, husband and wife, as recorded on the 3rd day of October, 2014 in Instrument No. 20141003-0091606 and Warranty Deed from Germantown Station Homes, LLC to Huw T. Clarke, unmarried, as recorded on the 13th day of March, 2012 in Instrument No. 20120313-0021700, 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.

Covenants, Conditions and Restrictions recorded in Instrument Nos. 20100804-0061209 and 20111020-0081623.

Easement for Water Quality, recorded in Instrument No. 20070919-0111969.

Matters shown on a survey prepared by Initial Point Land Surveying, Inc., L. Kevin Morehead, TN RLS No. 2315, dated February 14, 2006.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument Nos. 20070919-0112010 and 20100621-0047868.

Condition set out in Quitclaim Deeds recorded in Instrument Nos. 20100722-0057467 and 20100722-0057468.

Charter of Homeowners Association recorded at Instrument No. 20101119-0092835.

This is improved property located at 407 VAN BUREN ST Nashville, TN 37208-2758.

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 25th day of June, 2015.

Keith M. Giger

Eileen M. Giger by Attorney-In-Fact
By Keith M. Giger, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Keith M. Giger,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Eileen M. Giger,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of June, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018