WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/12/16 13:47 3 pgs
Fees:18.00 Taxes:1176.60
20160212-0013855

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF Feb, 2016

Notary Public

MY COMMISSION EXPIRES: 10/17/16
(AFFIX SEAL)

MST 2015-A1454

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robbin L. Owen	Pinnacle Bank	093061J16900CO
(NAME)	(NAME)	
415 Church Street, Unit 2102	150 3rd Ave S.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Joshua Nicholas Brown, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robbin L. Owen, single woman** HEREINAFTER CALLED THE GRANTEES, HER HEIRS 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 Unit No. 2102, as shown on the plan of The Viridian, a Condominium, a Horizontal Property Regime, filed as Exhibit "C", to and established by the Master Deed of record in Instrument 200610040122833 and as amended in Instruments 200610040122834, 200707110882578, 201006160046702, 201110060077592 and 201208020068536, all in the Registers Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Joshua Nicholas Brown by Warranty deed of Romie L. Herring, Jr., and Lucretia B. Herring, husbanda and wife, and Amy Celeste Winstead, unmarried, of record in Instrument number 20131220-0128796, Register's Office of Davidson County, TN, dated 12/20/2013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. 2016 tax a lien on 01/01/2016 but not yet due and payable. Restrictions of record in Book 7423, Page 374, Book 9208, Page 613, and Instrument 200501240008719, said Register's Office. Master Deed and By-Laws filed for record in Instrument 200610040122833, as amended of record in Instrument 200610040122834, Instrument 200707110082578, Instrument 201006160046702, Instrument 201110060077592, and Instrument 201208020068536, said Register's Office. Attorney's Certificate of record in Instrument 200610040122836, said Register's Office. Stormwater Quality Agreement of record in Instrument 200409160111454, said Register's Office. All matters set out in document including but not limited to an Easement and Restrictions of record in Instrument 200411030132449, said Register's Office. Reciprocal Easement Agreement of record in Instrument 200411030132451, said Register's Office. Easement Agreement of record in Instrument 200609280120211, said Register's Office. Ordinance No. 097-755 of record in Book 10512, Page 464, said Register's Office and Ordinance

No. BL2002-1033 of record in Instrument 200206260076795, said Register's Office. Agreement and Release of record in Instrument 200609280120212, said Register's Office. Agreement and Release of record in Instrument 200609280120212, said Register's Office.

This property, known as 415 Church Street, Unit 2102, Nashville, TN 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 12th DAY OF Feb, 2016.

Joshua Nicholas Brown by Yvette Meldrum as Attorney in Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Joshua Nicholas Brown, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Joshua Nicholas Brown, as his/her free act and deed for the purposes therein contained.

Witness my hand and official seal, this the 12th day of Feb, 2016.

Notary Public

My Commission Expires: 10/17/16

(SEAL)

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson
Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

