This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 160275TN

Mail to:

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20160023920 DEEDWARR
Recvd: 03/24/16 09:52 2 pgs
Fees:13.00 Taxes:2146.00

20160324-0027837

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Paul A. Craig	SWBC	
415 Church St., Apt. 1915	9311 San Pedro Ave #100	**930601J15200CO**
Nashville, TN 37219	San Antonio, TX 78216	

WARRANTY DEED

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 acknowledged, **Jeffrey J. Scovell and wife, Laurie Scovell**, hereinafter called the Grantors, have bargained and sold and by these presents does transfer and convey unto **Paul A. Craig and Dorothy V. Craig, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit NO. 1915 of Viridian, 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 Condominiums of record in Instrument No. 20061004-0122833, amended in Instrument No. 20061004-0122834 and Instrument No. 20070711-0082578, 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 establishing over, through or upon the land embracing the regime and buildings thereof to said Master Deed.

Being the same property conveyed to Jeffrey J. Scovell, unmarried, from Peter D. Gianini, unmarried, by deed dated 12/27/2011, filed for record in Instrument No. 20120113-0003657, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Jeffrey J. Scovell and wife, Laurie Scovell** do covenant with the said Grantees

that they are lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Jeffrey J. Scovell and wife, Laurie Scovell** further covenant and bind their 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.

This is property is known as: **415 Church Street, Apt. 1915, Nashville, TN 37219**.

Executed on this 23rd day of March. 2016.

Jeffrey J. Scovell

Jeffrey J. Scovell

Laurie Scovell

Laurie Scovell

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **Jeffrey J. Scovell and Laurie Scovell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand this 23rd day of March, 2016.

A. English

Notary Public

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 12-17-18

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $580,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 23rd day of March, 2016.

A. English

Notary Public

ANNE-MARIE ENGLISH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 12-17-18