WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160075083 DEEDWARR
Recvd: 08/29/16 10:36 2 pgs
Fees:13.00 Taxes:1350.50

20160829-0090007

W-FSBO-16-415-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristofer Glazier	**Citizens Bank, N.A. and Secretary of Housing and Urban Development**	
(NAME)	(NAME)	**93-6-1-J-124.00CO**
415 Church Street #1802	**One Citizens Plaza**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	**Providence, RI 02903**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN C. BARTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTOFER GLAZIER, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a certain condominium apartment known as Unit No. 1802 of the Horizontal Property Regime of Viridian, a Condominium, pursuant to the Master Deed of record in Instrument No. 20061004-0122833 and Attorney's Certificate recorded in Instrument No. 20061004-0122836 and Addendum in Instrument No. 20061004-0122834, as amended in Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721 and Affidavit of Scrivener's Error recorded in Instrument No. 20140530-0046816, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John C. Barton, married by Special/Limited Warranty Deed from The Bank of New York Mellon, fka The Bank of New York, as Trustee for the Certificate Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-25, recorded January 19, 2012 in Instrument No. 20120119-0005051, Register's Office for Davidson County, Tennessee.

John C. Barton having since divorced pursuant to the Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee of Record in docket number 13D1226. This property has never been a primary or marital residence of grantor herein.

This conveyance is subject to:
- Covenants, Conditions and Restrictions recorded in Instrument No. 20041103-0132449.
- Davidson County Taxes for 2016
- Conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Viridian, a Condominium, of record in Instrument No. 20061004-0122833 and Attorney's Certificate recorded in Instrument No. 20061004-0122836 and Addendum in Instrument No. 20061004-0122834, as amended in Instrument No. 20070711-0082578, 20100616-0046702, 20111006-0077592, 20120802-0068536, 20140128-0007721 and Affidavit of Scrivener's Error recorded in Instrument No. 20140530-0046816.
- Charter of Viridian Homeowner's Association of record in Instrument No. 20061004-0122835.
- Reciprocal Easement Agreement of record in Instrument No. 20041103-0132451.
- Storm Water Quality Agreement of record in Instrument No. 20040916-0111454.
- Memorandum of Lease Termination of record in Instrument No. 20041103-0132450 and Instrument No. 20061109-0139722.
- Capitol Mall Redevelopment Project Plan as set out in the ordinances of the Metropolitan Council of record in Book 10512, Page 464 and Instrument No. 20020626-0076795.
- Covenants, Conditions and Restrictions of the Capitol Mall Redevelopment Project of record in Book 7423, Page 374, as revised in Book 9208, Page 613.
- Subject to Conveyance to Metropolitan Alley No. 66, enacted as Ordinance No. BL2003-63, of record in Instrument No. 20060928-0120210.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **415 Church Street #1802, Nashville, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 25th DAY OF AUGUST, 2016.

John C. Barton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN C. BARTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212