Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1312

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sherry C. Folsom, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin Gregory and wife, Andrea Gregory**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 1405, as shown on the Plan of The Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument Number 20061004-0122833 and Addendum of record as Instrument Number 20061004-0122834, said Register's Office, to which reference is made for a more complete description.

Being the same property conveyed to Sherry C. Folsom by deed from Jeffrey B. Krones, married, dated March 22, 2012, of record in Instrument No. 20120327-0026050, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 415 Church Street #1405, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 6th day of September, 2016.

Sherry C. Folsom

BILL GARRETT, Davidson County
Trans:T20160078846 DEEDWARR
Recvd: 09/08/16 13:16 2 pgs
Fees:13.00 Taxes:1035.63
20160908-0094663

State of Tennessee)
County of Davidson)

On this 6th day of September, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sherry C. Folsom, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 279,900.00.

Affiant

Sworn and subscribed before me on this the 6th day of September, 2016.

Notary Public

My Commission Expires: 5-27-19

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Kevin Gregory 415 Church Street #1405 Nashville, TN 37219	NEW OWNER	93-6-1J-67.00