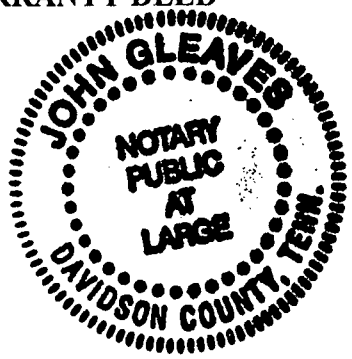
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Fineman	New Owner	
(NAME)	(NAME)	
415 Church Street, Unit 1413		93-61-J 75 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(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, WE, **STEVEN W. WELLS AND GAIL W. WELLS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES A. FINEMAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 1413 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 No. 20061004-0122833 and amended in Instruments No. 20061004-0122834, No. 20070711-0082578, No. 20100616-0046702 and No. 20111006-0077592, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the referenced Master Deed, to which reference 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 Steven W. Wells and Gail W. Wells, husband and wife, by deed from 415/1413 Church Street, LLC, of record in Instrument No. 20111215-0097676, said Register's Office.

This conveyance is subject to 2017 Real Property taxes; All matters appearing in the Master Deed of record in Instrument No. 20061004-0122833 and amended in Instruments No. 20061004-0122834, No. 20070711-0082578, No. 20100616-0046702, No. 20111006-0077592, No. 20140128-0007721, No. 20140530-0046816, No. 20120802-0068536, No. 20020626-0076795 and No. 20050124-0008719, Book 7423, page 374, Book 9208, page 613 and Book 10512, page 464, Register's Office for Davidson County, Tennessee; and easements of record in Instruments No. 20040916-0111454, No. 20060928-0120211, No. 20041103-0132449, No. 20041103-0132451 and No. 20060928-0120212, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20170021762 DEEDWARR
Recvd: 03/14/17 13:17 2 pgs
Fees:13.00 Taxes:1491.10
20170314-0024981

unimproved
This is improved x property, known as 415 Church Street, Unit 1413, 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 hand this 9 day of March, ~~2017~~

STEVEN W. WELLS

GAIL W. WELLS

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven W. Wells and Gail W. Wells, the bargainor, 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 and official seal this 9 day of March, 2017.

Commission expires:

DONNA S. ZIELINSKI
Notary Public - State of Florida
Commission # FF 190402
My Comm. Expires Feb 10, 2019
Bonded through National Notary Assn.

Notary Public