# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170026320 DEEDWARR
Recvd: 03/29/17 10:22 2 pgs
Fees:13.00 Taxes:2049.80

20170329-0030405

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $554,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Paul Hensley | Paul Hensley | 093 061 J 107.00 CO |
| (NAME) | (NAME) | |
| 415 Church Street, Apartment 1615 | 415 Church Street, Apartment 1615 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37219 | 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, I, **Caroline R. Oakes, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Hensley and Holly Hensley, husband and wife,** 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. 1615, together with the appurtenant interest in the common elements of Viridian, a condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20061004-0122833, Register's Office for Davidson County, Tennessee and addendum thereto, of record as Instrument Nos. 20061004-0122834, 20061004-0122836, 20070711-0082578, 20100616-0046702, 20111006-0077592, 20120802-0068536 and 20140128-0007721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Caroline R. Oakes, unmarried woman, by Warranty Deed from Christopher G. Neel, unmarried, dated September 4, 2014, of record in Instrument No. 20140905-0081579, Register's Office for Davidson County, Tennessee.

**This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Instrument No. 20061004-0122833; Ordinance agreement of record in Book 10512, page 464 and Instrument No. 20020626-0076795; Easement agreement of record in Instrument No. 20060928-0120211; Stormwater quality agreement of record in Instrument No. 20040916-0111454; Reciprocal easement agreement of record in Instrument No. 20041103-0132451; Charter of Viridian Condominium Association of record in Instrument No. 20061004-0122835; Restrictions of record in Book 7423, page 374; Book 9208, page 613 and Instrument No. 20050124-0008719; By-Laws of Viridian Condominium Association of record in Instrument No. 20061004-0122833; The premises herein**

**insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Viridian, of record in 20061004-0122833, Instrument No. 20061004-0122834, Instrument No. 20061004-0122836, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536 and Instrument No. 20140128-0007721; All of record in Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☑ property, known as 415 Church Street, Apartment 1615, 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 27th day of March, 2017.

Caroline R. Oakes

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Caroline R. Oakes, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 27th day of March, 2017.

Notary Public
My Commission Expires: _____

File No.: 24927

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019