WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170050314 DEEDWARR
Recvd: 06/13/17 09:56 2 pgs
Fees:13.00 Taxes:1661.30
20170613-0059106

W-VRES-17-415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $448,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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)
Charles A. Dick, Jr.	**Southeast Financial Credit Union**	
(NAME)	(NAME)	
415 Church Street #1513	**220 S. Royal Oaks Blvd.**	**093-06-1J-090.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	**Franklin, TN 37064**	
(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, **GERALD GRUBB AND WIFE, LYDIA GRUBB,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES A. DICK, JR., SINGLE MAN,** 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:

A certain condominium apartment known as Unit No. 1513 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennesse, to which referenced is made for a more complete description.

Being the same property conveyed to Gerald Grubb and wife, Lydia Grubb by Warranty Deed from Virdian Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20061027-0133561 Register's Office for Davidson County, Tennessee, dated October 26, 2006 and recorded on October 27, 2006.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record as Instrument Number 20061004-0122833, as amended in Instrument No. 20061004-0122834; Instrument No. 20070711-0082578; Instrument No. 20100616-0046702, Instrument No. 20111006-077592 and Instrument No. 20140128-0007721, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Viridian, a Condominium of record in Instrument Number 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. 20100616-0046722, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721 and Affidavit of Scriveners Error recorded in Instrument No. 20140530-0046816, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20041103-0132449 in the Register's Office for Davidson County, Tennessee.
- Charter of Viridian Homeowner's Association, Inc. of record in Instrument Number 20061004-0122835, in the Register's Office for Davidson County, Tennessee.
- Reciprocal Easement Agreement of record in Instrument Number 20041103-0132451, in the Register's Office for Davidson County, Tennessee.
- Storm Water Quality Agreement of record in Instrument Number 20040916-0111454, in the Register's Office for Davidson County, Tennessee.
- Rights and Reservations of record in Instrument Number 20000815-0080915, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease Termination of record in Instrument Number 20041103-0132450 and Instrument No. 20061109-0139722, in the Register's Office for Davidson County, Tennessee.
- 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, in the Register's Office for Davidson County, Tennessee.
- Capitol Mall Redevelopment Project of record in Book 7423, Page 374, as revised in Book 9208, Page 613,

in the Register's Office for Davidson County, Tennessee.
• Subject to Conveyance to Metropolitan Nashville Alley No. 66, enacted as Ordinance No. BL2003-63 of record in Instrument Number 20060928-0120210, in the Register's Office for Davidson County, Tennessee.
• Easement Agreement on a certain parcel of real property, formerly known as Metropolitan Nashville Alley No. 66 and abandoned pursuant to Metropolitan Ordinance No. BL2005-570, by and between 401 Church Street, L.L.C., a Delaware limited liability company, and Viridian Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 200609280120211, in the Register's Office for Davidson County, Tennessee.
• Agreement and Release by and between 401 Church Street, L.L.C., and Viridian Development Company, LLC of record in Instrument Number 20060928-0120212, in the Register's Office for Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Book 7423, Page 373, Book 8027,page 865 revised in Book 9208, page 613 and Instrument No. 20050124-008719, Register's Office for Davidson County, Tennessee.
• Restriction contained in Warranty Deed of record in Instrument Number 20110907-069131, in the Register's Office for Davidson County, Tennessee.
• Easement Agreement of record in Book 2902, Page 328, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **415 Church Street #1513 , 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 8th DAY OF JUNE, 2017.

Gerald Grubb
Gerald Grubb

Lydia Grubb
Lydia Grubb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD GRUBB, 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 8th of June, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYDIA GRUBB, 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 8th of June, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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