BILL GARRETT, Davidson County
Trans:T20170057040 DEEDWARR
Recvd: 07/05/17 10:01 3 pgs
Fees:18.00 Taxes:1167.35
20170705-0067204

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17243

Send Tax Bills To:
new owners

New Owner is:
Ross R. Ronan
415 Church St., #1203
Nashville, TN 37219

MAP: 093-06-1J

PARCEL: 035.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **William P. Bukevicz and wife, Donna Bukevicz**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ross R. Ronan and wife, Susan S. Ronan**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 415 Church Street #1203, Nashville, TN 37219

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being a certain condominium known as Unit No. 1203 of Viridian, a Condominium Development established pursuant to 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, under the Master Deed establishing Viridian Condominiums of record in Instrument Number 20061004-0122833, addendum in Instrument Number 20061004-0122834, and amendments Instrument Number 20070711-0082578, Instrument Number 20100616-0046702, Instrument Number 20111006-0077592, Instrument Number 20120802-0068536 and Instrument Number 20140128-0007721, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter establishing over, through or upon the land embracing the regime and buildings thereof, said unit being depicted on Exhibit to Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

BEING the same property conveyed to William P. Bukevicz and wife, Donna Bukevicz, by Warranty Deed from Viridian Development Company, LLC, a Tennessee limited liability company, dated 10/10/06 and recorded 10/11/06 in Instrument No. 20061011-0126264, in the Register's Office of Davidson County, Tennessee.

WPB by DBA IF
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of June, 2017.

GRANTOR:

William P. Bukevicz by Donna Bukevicz, his Attorney in Fact

William P. Bukevicz by Donna Bukevicz, his Attorney-in-Fact

Donna Bukevicz

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Donna Bukevicz**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that she holds a valid power of attorney executed by **William P. Bukevicz,** and acting under such power of attorney she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20170705-0067203, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 29th day of June, 2017.

Notary Public

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Donna Bukevicz**, 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 the purposes therein contained.

Witness my hand and seal on this the 29th day of June, 2017.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $315,500.00.

Stephanie Doné
Affiant

SWORN TO and subscribed before me this 29th day of June, 2017.

NOTARY PUBLIC

My commission expires:_____

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018