STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 2017.

Notary Public
MY COMMISSION EXPIRES: 10/5/18
File No. G17-8654D

DAVID P. WEBBER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20170060814 DEEDWARR
Recvd: 07/17/17 11:45 2 pgs
Fees: 13.00 Taxes: 983.83
20170717-0071588

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Deborah A. Bonitz (NAME)	NEWOWNER (NAME)	093-06-1J-037.00-CO
415 Church Street Apt 1205 (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Holly Meadows Baird, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah A. Bonitz**, 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:

A certain condominium apartment known as Unit No. 1205 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, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Holly Meadows from Viridian Development Company, LLC, a Tennessee limited liability company, by Warranty Deed dated October 25, 2006, as Instrument No. 20061027-0133689, in the Register's Office for Davidson County, Tennessee. The said Holly Meadows has since married and is now known as Holly Meadows Baird.
Adam Baird joins in this conveyance for the purpose of conveying any interest she may have in said property, Particularly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
2. Restrictions as recorded in Book 7423, Page 374 and in Book 9208, page 613, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Instrument # 20061004-0122835, Register's Office for Davidson County, Tennessee.
4. The premises herein is a condominium apartment 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, and is subject to the provisions and requirements 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Viridian

Condominium and recorded in Instrument # 20061004-0122833, amended in Instrument # 20061004-0122834, 20070711-0082578, 20100616-0046702, 20111006-0077592, 20120802-0068536, 20140128-0007721, and corrected in Instrument # 20140530-0046816,, Register's Office for Davidson County, Tennessee.

5. Easement as recorded in, 20060928-0120211, Register's Office for Davidson County, Tennessee.
6. Storm water Quality Agreement as recorded in Instrument # 20040916-0111454, Register's Office for Davidson County, Tennessee.
7. Reciprocal Easement Agreement as recorded in Instrument # 20041103-0132451, Register's Office for Davidson County, Tennessee.
8. Conveyance to 401 Church Street LLC as recorded in Instrument # 20060928-0120210, Register's Office for Davidson County, Tennessee.
9. Agreement and Release as recorded in Instrument # 20060928-0120212, Register's Office for Davidson County, Tennessee.
10. Easements as recorded in Instrument # 20041103-0132452, and 20000815-0080915, Register's Office for Davidson County, Tennessee.
11. Capitol Mail Redevelopment Project Plan as recorded in Book 77, Page 716, Book 82, Page 845, Book 87, Page 1695, Book 91, Page 1567, Book 93, Page 774, Book 97, Page 755, Book 10512, Page 464, Book 98, Page 1187, Book 10512, Page 464, and in Instrument # 20020626-0076795, Register's Office for Davidson County, Tennessee.
12. Attorney Certificate as recorded in Instrument # 20061004-0122836, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 415 Church Street Apt 1205, 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 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. Whenever 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 13th day of July, 2017.

Holly Meadows Baird _____ July 13, 2017
Holly Meadows Baird Date

Adam Baird _____ July 13, 2017
Adam Baird Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Holly Meadows Baird and Adam Baird, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of July, 2017.

My Commission Expires:_____

_____
Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066