File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170065572 DEEDWARR
Recvd: 07/31/17 15:27 2 pgs
Fees: 13.00 Taxes: 1036.00
20170731-0077571

G-ZC-17-415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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)
Timothy Scot Fickes	New Owner	
(NAME)	(NAME)	**093-06-1J-142.00-CO**
415 Church Street #1905		
(ADDRESS)	(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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEN CANTRELL AND ROSE CANTRELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY S. FICKES AND SCOT J. FICKES, AS JOINT TENANTS WITH RIGHT OF SUVIVORSHIP,** 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 located in Davidson County, Tennessee, being Unit No. 1905 of Viridian Condominium, a Condominium Development established pursuant to the provision 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, a Condominium, of record in Instrument Number 20061004-0122833, and Addendum thereto of record in Instrument No. 20061004-0122834, 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 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 thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Ben Cantrell and Rose Cantrell, husband and wife by Warranty Deed from Delmas Anthony Ryan Jr and Christina Giesla Ryan, husband and wife of record in Instrument No. 20150605-0052644, Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 05, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Viridian, a Condominium, of record in Instrument No. 20061004-0122833, and Addendum in Instrument 20061004-0122834, amended in Instrument 20070711-0082578 and Instrument 20100616-0046702 and Attorney's Certificate in Instrument 20061004-0122836, Instrument No. 201110066-0077592, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721 and Affidavit of Scrivener's Error recorded in Instrument No. 20140530-0046816, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7423, Page 373, revised in Book 9208, Page 613, Register's Office for Davidson County, Tennessee.
- Conveyance of Metropolitan Nashville Alley No. 66, according to the Official Street and Alley Acceptance and Maintenance Map of the Metropolitan Government of Nashville and Davidson County as enacted by Ordinance No. BL2003-63, by Viridian Development Company, LLC, a Tennessee limited liability company to 401 Church Street, LLC, a Delaware limited liability company in Quitclaim Deed of record in Instrument 20060928-0120210, Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20060928-0120211, in the Register's Office for Davidson County, Tennessee.

• Agreement and Release by and between 401 Church Street, LLC and Viridian Development Company LLC of record in Instrument Number 20060928-0120212, in the Register's Office for Davidson County, Tennessee.
• Stormwater Quality Agreement of record in Instrument Number 20040916-0111454, in the Register's Office for Davidson County, Tennessee.
• Reciprocal Easement and Agreement of record in Instrument Number 20041103-0132451, in the Register's Office for Davidson County, Tennessee.
• Capitol Mall Redevelopment Project Plan as set out in Ordinances of the Metropolitan of record in Book 10512, Page 464 and Instrument 20020626-0076795, in the Register's Office for Davidson County, Tennessee.
• Charter for Viridian HOA of record in Instrument Number 20061004-0122835, in the Register's Office for Davidson County, Tennessee.
• The Property is subject to "Affordable Units" as provided in the Master Deed for Viridian, a Residential Condominium of record in instrument No. 20061004-0122833 and Addendum to Master Deed for Viridian filed in Instrument Number 20061004-0122834, 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 #1905, 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 28th DAY OF JULY, 2017.

Ben Cantrell by Rose Cantrell, attorney in fact
Ben Cantrell by Rose Cantrell,
Attorney in Fact

Rose Cantrell
Rose Cantrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rose Cantrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BEN CANTRELL, and who acknowledged she executed the same as the free act and deed of the said ROSE CANTRELL.

Witness my hand and official seal, this the 28th of July, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of July, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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