THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To** **First Title & Escrow Co., Inc.** **FTEC File No. 34075-01-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 16th day of February, 2018. Notary Public My Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee
Notary Public
Sumner County
My Commission Expires June 19, 2018

WARRANTY DEED

Address New Owner: Cory Brunson 415 Church Street, Unit #2305 Nashville, TN 37219	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 093 06 1 J 202 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah K. Dickerson**, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cory Brunson,** unmarried* ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*W.

This is improved property located at 415 Church Street, Unit #2305, Nashville, TN 37219.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 61658 DEEDWARR
02/22/2018 03:07:40 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20180222-0017067

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of February, 2018.

Sarah K. Dickerson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah K. Dickerson, 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, at office, this 16th day of February, 2018.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2305, 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 and addendum thereto in Instrument No. 20061004-0122834, Instrument No. 20061004-0122836, as amended in Instrument No. 20070711-0082578, Instrument No. 20100616-0046702 and Instrument No. 20111006-0077592, 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 Sarah K. Dickerson, by Special Warranty Deed dated June 8, 2012 from Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing LP, of record in Instrument No. 20120706-0059520, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 093 06 1 J 202 00CO.
2. Restrictive covenants contained in an instrument of record in Book 7423, page 374, revised in Book 9208, page 613, Instrument No. 20041103-0132449, and Instrument No. 20050124-0008719, Register's Office for Davidson, County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Viridian, a Condominium, of record in Instrument No. 20061004-0122833 and addendum thereto in Instrument No. 20061004-0122834, Instrument No. 20061004-0122836, as amended in Instrument No. 20070711-0082578, Instrument No. 20100616-0046702 and Instrument No. 20111006-0077592, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easement Agreement of record in Instrument No. 20060928-0120211, Register's Office for Davidson County, Tennessee.
6. Reciprocal Easement Agreement of record in Instrument No. 20041103-0132451, Register's Office for Davidson County, Tennessee.
7. Storm Water Quality Agreement recorded in Instrument No. 20040916-0111454, Register's Office for Davidson County, Tennessee.
8. Ordinances recorded in Book 10512, page 464 and Instrument No. 20020626-0076795, Register's Office for Davidson County, Tennessee.