This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $485,000.00.

Affiant

Subscribed and sworn before me this the 8th day of March, 2018.

Notary Public
My commission expires: 2/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Bill Garrett Davidson County
Batch# 67453 DEEDWARR
03/09/2018 12:49:52 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20180309-0022510

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joseph J. Miller 415 Church Street, Unit #2212 Nashville, TN 37219	New Owner	093-06-1J 194.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AMBER NICOLE WALLACE F/K/A AMBER NICOLE HALTERS, AN UNMARRIED WOMAN,, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSEPH J. MILLER AND APRIL M. MILLER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2212 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 Condominium of record in Instrument Number 20061004-0122833 and addendum 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 Amber Nicole Halters, an unmarried woman by Quitclaim Deed from Kenneth Wesley Halters, an unmarried man and Amber Nicole Halters, an unmarried woman who acquired title as husband and wife, of record in Instrument No. 20110726-0057132, Register's Office for Davidson County, Tennessee, dated May 05, 2009 and recorded on July 26, 2011.

Also being all of the same property conveyed to Kenneth Wesley Halters and wife, Amber Nicole Halters by deed from Viridian Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20061115-0141913, dated 11/10/2006, Register's Office for said County

The said Amber Nicole Halters and Amber Nicole Wallace are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 415 Church Street, Unit #2212, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the ____ day of March, 2018.

Amber Nicole Wallace f/k/a Amber Nicole Halters

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amber Nicole Wallace f/k/a Amber Nicole Halters, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8 day of March, 2018.

My commission expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY