WARRANTY DEED

Bill Garrett Davidson County
Batch# 75476 DEEDWARR
04/02/2018 02:04:05 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20180402-0030464

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STEVEN PAUL DISSER

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser, Attorney
GREATER NASHVILLE TITLE & CLOSING CO.
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Daniel Roberge	United Wholesale Mortgage	093061j18600co
(NAME)	(NAME)	
415 Church St. Unit 2204	1414 E. Maple Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Troy, MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph Bryant and wife, Jena Bryant, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel G. Roberge, a single man, HEREINAFTER CALLED THE GRANTEE, HIS 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 2204 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; 20070711-0082578; 20100616-0046702; 20111006-0077592; 20120802-0068536; 20140128-0007721; 20140530-0046816; and 20171002-0100849, all in the Register's Office for Davidson County, Tennessee and including any other applicable Amendments thereto, to which reference is here made for a more complete description thereof. Also included in this conveyance is parking space Number 920 at the Viridian Condominium.

Being the same property conveyed to Joseph Bryant, a single man, by Warranty Deed from Bryan Thomas Netti, of record in Instrument No. 20130402-0032022, Register's Office for Davison County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2018 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAT, WHICH IS EXHIBIT "C" IN THE MASTER DEED FOR VIRIDIAN, A CONDOMINIUM, OF RECORD IN INSTRUMENT NUMBER 20061004-0122833, AND ADDENDUMS THERETO IN INSTRUMENT NOS. 20061004-0122834; 20070711-0082578; 20100616-0046702; 20111006-0077592; 20120802-0068536, 20140128-0007721, 20140530-0046816, AND 20171002-0100849, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO SUBJECT TO RIGHTS, CONDITIONS, AND OBLIGATIONS SET FORTH IN THE AFOREMENTIONED INSTRUMENTS, AND FURTHER SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD AFFECTING PROPERTY, IF ANY.

unimproved ☐

This is improved ☑ property, known as 415 Church St. Unit 2204, Nashville, TN 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this 26th day of March, 2018.

Joseph Bryant

Jena Bryant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26th day of March, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joseph Bryant and Jena Bryant**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3/8/24

Notary Public

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

