Bill Garrett Davidson County
Batch# 85959 DEEDWARR
04/27/2018 02:47:36 PM 2 pgs
Fees: $13.00 Taxes: $3,700.00
20180427-0040013

WARRANTY DEED

REBECCA SHIELDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/8/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffery Cunningham	Jeffery Cunningham	093061J05000CO
(NAME)	(NAME)	
415 Church Street, Unit 1301 1303	415 Church Street, Unit 1301 1303	093061J04800CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William Mark Dixona/k/a W. Mark Dixon, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeffery Cunningham,** _____, 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:

Tract One:
A certain condominium apartment known as Unit No. 1303, Viridian Condominiums, a Horizontal Property Regime, of record in Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Mark Dixon, unmarried by Warranty Deed from Tyler G. R. Baker and Ambra G. Baker, husband and wife recorded on June 1, 2016, of record in Instrument No. 20160601-0055088, Register's Office for Davidson County, Tennessee.

Tract Two:
A certain condominium apartment known as Unit No. 1301 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 referenced is made for a more complete description.

Being the same property conveyed to W. Mark Dixon by Quitclaim Deed from Stephanie Julia Dixon and William Mark Dixon recorded on November 19, 2014, of record in Instrument No. 20141119-0106621, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 415 Church Street, Unit 1301 1303, 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 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. 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 hands this 26th day of April, 2018

William Mark Dixon
a/k/a W. Mark Dixon

State of Tennessee
County of Williamson

Personally appeared before me William Mark Dixon a/k/a W. Mark Dixon, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of April, 2018.

Notary Public
My Commission Expires: 11/19/21

File No.: 12902

