# WARRANTY DEED

Bill Garrett Davidson County
Batch# 88277 DEEDWARR
05/04/2018 12:32:27 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20180504-0042834

B-KW-18-415-1001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

**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) |
|---|---|---|
| **Peter Wagar and Anne Wagar** | new owner | |
| (NAME) | (NAME) | **093-06-1J-004.00-CO** |
| **415 Church St. #1001** | | |
| (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, **LARRY VANDIVER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PETER WAGAR AND ANNE WAGAR,** 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:

Land in Davidson County, Tennessee, Being Unit No.1001, Viridian Condominiums, as established under Master Deed of record in Instrument 20061004-0122833, addendum recorded in Instrument No. 20061004-0122834 and amendments recorded in Instrument No. 20070711-0082578, Instrument No. 20100616-0046702 and Instrument No. 20111006-0077592, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Larry Vandiver by Warranty Deed from Robert Shearer and wife, Sherry Shearer of record in Instrument No. 20140307-0019509 Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 07, 2014.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20061004-0122833, as amended in Instrument No. 20061004-0122834; Instrument No. 20070711-0082578; Instrument No. 20100616-0046702, Instrument No. 20111006-077592 and Instrument No. 20140128-0007721, Register's Office of Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, 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 Number 20061004-0122833 and Attorney's Certificate recorded in Instrument No. 20061004-0122836 and Addendum in Instrument No. 20061004-0122834, as amended in Instrument No. 20070711-0082578, Instrument No. 20100616-0046722, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721 and Affidavit of Scriveners Error recorded in Instrument No. 20140530-0046816 and Instrument No. 20171002-0100849, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20041103-0132449 in the Register's Office for Davidson County, Tennessee.
- Charter of Viridian Homeowner's Association, Inc. of record in Instrument Number 20061004-0122835, in the Register's Office for Davidson County, Tennessee.
- Reciprocal Easement Agreement of record in Instrument Number 20041103-0132451, in the Register's Office for Davidson County, Tennessee.
- Storm Water Quality Agreement of record in Instrument Number 20040916-0111454, in the Register's Office for Davidson County, Tennessee.

- Rights and Reservations of record in Instrument Number 20000815-0080915, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease Termination of record in Instrument Number 20041103-0132450 and Instrument No. 20061109-0139722, in the Register's Office for Davidson County, Tennessee.
- Capitol Mall Redevelopment Project Plan, as set out in the ordinances of the Metropolitan Council of record in Book 10512, Page 464 and Instrument No. 20020626-0076795, in the Register's Office for Davidson County, Tennessee.
- Term, conditions, easements, rights and liens as set forth in the Covenants, Conditions and Restrictions of the Capitol Mall Redevelopment Project of record in Book 7423, Page 374, as revised in Book 9208, Page 613, in the Register's Office for Davidson County, Tennessee.
- Subject to Conveyance to Metropolitan Nashville Alley No. 66, enacted as Ordinance No. BL2003-63 of record in Instrument Number 20060928-0120210, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement on a certain parcel of real property, formerly known as Metropolitan Nashville Alley No. 66 and abandoned pursuant to Metropolitan Ordinance No. BL2005-570, by and between 401 Church Street, L.L.C., a Delaware limited liability company, and Viridian Development Company, LLC, a Tennessee limited liability company, of record in Instrument No. 200609280120211, in the Register's Office for Davidson County, Tennessee.
- Agreement and Release by and between 401 Church Street, L.L.C., and Viridian Development Company, LLC of record in Instrument Number 20060928-0120212, in the 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, Book 8027,page 865 revised in Book 9208, page 613 and Instrument No. 20050124-008719, Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 2902, Page 328, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **415 Church St. #1001, 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 1st DAY OF MAY, 2018.

Larry Vandiver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of May, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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