THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516039

Bill Garrett Davidson County
Batch# 94036 **DEEDWARR**
05/18/2018 09:18:05 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20180518-0047638

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $580,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of May, 2018.

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2021

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James M. German 9332 Forest Hill Lane Germantown, TN 38139	New Owner	Tax Parcel ID No. 093-06-1J-152.00-CO

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, **Paul A. Craig and Dorothy V. Craig, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James M. German**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1915 of Viridian, 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 Condominiums of record in Instrument No. 20061004- 0122833, amended in Instrument No. 20061004-0122834 and Instrument No. 20070711-0082578, 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 establishing over, through or upon the land embracing the regime and buildings thereof to said Master Deed.

Being the same property conveyed to Paul A. Craig and Dorothy V. Craig, husband and wife by Warranty deed from Jeffrey J. Scovell and wife, Laurie Scovell of record in Instrument No. 20160324-0027837 Register's Office for Davidson County, Tennessee, dated March 23, 2016 and recorded on March 24, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

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 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. 20100616-0046702, 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.

Subject to Charter of Viridian Homeowners Assn. of record in Instrument Number 20061004-0122835, 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, said Register's Office.

Stormwater Quality Agreement of record in Instrument Number 20040916-0111454, in the Register's Office for Davidson County, Tennessee.
Reciprocal Easement Agreement between Viridian Development Company, LLC and the Downtown Presbyterian Church of Nashville of record in Instrument Number 20041103-0132451, in the Register's Office for Davidson County, Tennessee.

Lack of any easement for ingress and egress or access, support, or maintenance for the use and benefit of the owner of the air rights described as Tract III and in Tract IV, Parcel A on Exhibit attached hereto from the owner of the property underlying the air rights.

Subject to Easement Agreement of record in Instrument Number 20060928-0120211, in the Register's Office for Davidson County, Tennessee.

Subject to Agreement and Release of record in Instrument Number 20060928-0120212, 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.

Subject to Memorandum of Lease of record in Instrument Number 20061109-0139722, in the Register's Office for Davidson County, Tennessee.

Air Rights Reservation of record in Instrument Number 20000815-0080915, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument Number 20061013-0127580, in the Register's Office for Davidson County, Tennessee.

All easements set out in Deed of Trust of record in Instrument Number 20041103-0132452, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of survey by Judy L. Judson, RLS No. 1935 with Barge Waggoner Sumner,& Cannon, Inc. dated November 04, 2003, last revised September 23, 2004, File No. 8659-11, 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.

This is improved property located at 415 Church St. Apt. 1915 Nashville TN 37219

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of May, 2018.

Paul A. Craig

Dorothy V. Craig

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul A. Craig and Dorothy V. Craig, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020