WARRANTY DEED

Bill Garrett Davidson County
Batch# 105193 DEEDWARR
06/15/2018 10:42:23 AM 2 pgs
Fees: $13.00 Taxes: $2,747.25

20180615-0057708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $742,500.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2018.

_____
Notary Public

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

ZANIA C. ... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0470

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mike Maddox and Dana Maddox	Mike Maddox and Dana Maddox	#093061J00600CO
(NAME) 315 Anchor Pointe	(NAME) 315 Anchor Pointe	
(ADDRESS) Savannah, TN 38372	(ADDRESS) Savannah, TN 38372	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Forty-Two Thousand Five Hundred And No/100 Dollars ($742,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

VERIDIAN HOLDINGS, A TENNESSEE GENERAL PARTNERSHIP, A CONVERSION OF VERIDIAN HOLDINGS, LLC,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MIKE MADDOX AND DANA MADDOX, HUSBAND AND WIFE,
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:

Situated in Davidson County, Tennessee, being a certain condominium apartment known as Unit No. 1003, of the Horizontal Property Regime of Viridian Condominium Pursuant to Master Deed of record as Instrument 20061004-0122833, addendum in Instrument 20061004-0122834, amended in Instrument 20070711-0082578, Instrument 20100616-0046702, Instrument 20111006-0077592, Instrument 20120802-0068536, Instrument 20140128-0007721, as corrected by Affidavit of Scriveners Error of record in Instrument 20140530-0046816, further amended in Instrument 20171002-0100849 and Instrument 20180510-0045059, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Veridian Holdings, LLC by deed from J. Wesley Blumenshine and wife, Stacey A. Blumenshine, of record in Instrument 20150430-0038725, said Register's Office, dated April 29, 2015. The said Veridian Holdings, LLC is now known as Veridian Holdings, a Tennessee General Partnership.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument 20061004-0122833 amended in Instrument 20061004-0122834; 20070711-0082578; 20100616-0046702; 20111006-0077592; 20120802-0068536; 20140128-0007721 as corrected in 20140530-0046816 and amended in 20171002-0100849 and 20180510-0045059, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20061004-0122833, addendum in Instrument 20061004-0122834, amended in Instrument 20070711-0082578, Instrument 20100616-0046702, Instrument 20111006-0077592, Instrument 20120802-0068536, Instrument 20140128-0007721, as corrected by Affidavit of Scriveners Error of record in Instrument

20140530-0046816, further amended in Instrument 20171002-0100849 and Instrument 20180510-0045059, , said Register's Office.

unimproved ☐
This is improved ☒ property, known as 415 Church Street #1003, Nashville, TN 37219
(House No.) (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 our hands this 14th day of June, 2018.

Veridian Holdings, a Tennessee General Partnership,
a Conversion of Veridian Holdings, LLC

BY: _____
Lesa H. Skoney, Managing Partner

Veridian Holdings, LLC

BY: _____
Lesa Skoney, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lesa Skoney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Managing Partner respectively of the Veridian Holdings the within named bargainer, and that he/she as such Managing Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said Lesa Skoney as such Managing Partner.

WITNESS MY HAND and official seal, this June 14, 2018

My Commission Expires: 7.2.18

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lesa Skoney with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Chief Manager respectively of the Veridian Holdings, LLC the within named bargainer, and that he/she as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the said Lesa Skoney as such Chief Manager.

WITNESS MY HAND and official seal, this June 14, 2018

My Commission Expires: 7.2.18

_____
Notary Public