STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 183845 DEEDWARR
01/15/2019 09:54:53 AM 2 pgs
Fees: $13.00 Taxes: $1,154.40

20190115-0004017

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-3990

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jennifer L. Doney (NAME)	New Owner (NAME)	093-06-1J-081.00-C
415 Church Street, Apt. 1504 (STREET ADDRESS)	(STREET 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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Caitlin M. Priest Yokley, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer L. Doney, a single woman**, 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:

LAND in Davidson County, Tennessee, being a certain condominium known as Unit No. 1504 of Viridian, a Condominium Development 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, under the Master Deed establishing Viridian Condominiums of record in Instrument Number 20061004-0122833, addendum in Instrument Number 20061004-0122834, and amendments Instrument Number 20070711-0082578, Instrument Number 20100616-0046702, Instrument Number 20111006- 0077592, Instrument Number 20120802-0068536 and Instrument Number 20 140128-0007721, 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 interests 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, said unit being depicted on Exhibit to Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

The subject property is assigned Parking Space No. 551, and does not have any storage units assigned to it.

Being the same property conveyed to Caitlin M. Priest by Deed dated May 21, 2014, recorded June 9, 2014, in Instrument Number 20140609-0050067, in the Register's Office of Davidson County, Tennessee.

Caitlin M. Priest is now married and known as Caitlin M. Priest Yokley. Charles Tyler Yokley joins in this conveyance for the purpose of conveying any interest he may have in said proeprty, particualrly his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 7423, Page 374 and Book 9208, Page 613, Register's Office for Davidson County, Tennessee.
2. HOA Charter of record in Instrument 20061004-0122835, Register's Office for said County.
3. Master Deed of record in Instrument 20061004-0122833 as amended in Instrument 20061004-0122834; 20070711-0082578; 20100616-0046702; and 20111006-0077592, Register's Office for said County.
4. Easement Agreement of record in Instrument 20060928-0120211, Register's Office for said County.
5. Stormwater Quality Agreement of record in Instrument 20040916-0111454, Register's Office for said County.
6. Reciprocal Easement Agreement of record in Instrument 20041103-0132451, Register's Office for said County.
7. Conveyance to 401 Church Street LLC of record in Instrument 20060928-0120210, Register's Office for said County.
8. Agreement and Release of record in Instrument 20060928-0120212, Register's Office for said County.
9. Easements of record in Instrument 20041103-0132452, Register's Office for said County.
10. Air Rights Reservation of record in Instrument 20000815-0080915, Register's Office for said County.
11. Capital Mall Redevelopment Project Plan of record in the following ordinances of the Metropolitan Council; 77-716; 82-845; 87-1695; 91-1567; 93-774; 97-755 (also recorded in Book 10612, Page 464); 98-1107 and BL2002-1033 (also recorded in Instrument 20020626-0076795, Register's Office for said County.
12. All matters shown on the plat of survey by Judy L. Judson RLS No. 1935 with Barge Waggoner Sumner & Cannon, Inc. dated November 4, 2003, last revised September 23, 2004, File No. 8659-11.
13. Affidavit of record in Instrument 20061004-0122836, Register's Office for said County.
14. Restrictions as recorded in Instrument 20061129-0147515, Register's Office for Davidson County, Tennessee.
15. Additional Master Deed amendment of record in Instrument 20120802-0068536; 20140128-0007721; 20140530-0046816; 20171002-0100849 and 20180510-0045059, Register's Office for said County.
16. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 415 Church Street, #1504, Nashville, TN 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 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. Whenever 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 11th day of January, 2019.

Caitlin M. Priest Yokley

Charles Tyler Yokley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of January, 2019, before me personally appeared Caitlin M. Priest Yokley and Charles Tyler Yokley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 11th day of January, 2019.

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066