Karen Johnson Davidson County
Batch# 188467 DEEDWARR
01/25/2019 03:23:30 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20190125-0007700

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JANUARY, 2019. .

Notary Public

MY COMMISSION EXPIRES: 12-22-19 (AFFIX SEAL)

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

W-EXP-18-415-1203

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)
Shayne Perdue and Cynthia Perdue	MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS	
(NAME)	(NAME)	093-06-1J-035.00-CO
415 Church Street, Unit 1203	1400 VETERANS UNITED DR.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	COLUMBIA, MO 65203	
(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, **ROSS R. RONAN AND WIFE, SUSAN S. RONAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHAYNE PERDUE AND CYNTHIA PERDUE, HUSBAND AND WIFE,** 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being a certain condominium known as Unit No. 1203 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 No. 20061004-0122833, addendum in Instrument No. 20061004-0122834, and amendments Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536 and Instrument No. 20140128-0007721, 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.

Being the same property conveyed to Ross R. Ronan and wife, Susan S. Ronan by Warranty Deed from William P. Bukevicz and wife, Donna Bukevicz of record in Instrument No. 20170705-0067204, Register's Office for Davidson County, Tennessee, dated June 29, 2017 and recorded on July 05, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- 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 and Instrument No. 20180510-0045059, 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 DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **415 Church Street, Unit 1203, 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 22nd DAY OF JANUARY, 2019.

Ross R. Ronan

Susan S. Ronan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROSS R. RONAN, 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 22nd of January, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN S. RONAN, 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 22nd of January, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

eed