WARRANTY DEED

ELIZABETH M. PRESTON * STATE OF TENNESSEE NOTARY PUBLIC * MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $569,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF FEBRUARY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/14/19

Karen Johnson Davidson County
Batch# 196317 DEEDWARR
02/19/2019 11:43:41 AM 2 pgs
Fees: $13.00 Taxes: $2,071.63

20190219-0014799

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9754SP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Janet A. Carr and David M. Carr	New Owner	
415 Church St, Apt 1615		093061J10700CO
Nashville, TN 37219		

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 HEREBY ACKNOWLEDGE, WE,

PAUL HENSLEY AND HOLLY HENSLEY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JANET A. CARR AND DAVID M. CARR

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 Unit No. 1615, together with the appurtenant interest in the common elements of Viridian, a condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20061004-0122833, Register's Office for Davidson County, Tennessee and addendum thereto, of record as Instrument Nos. 20061004-0122834, 20061004-0122836, 20070711-0082578, 20100616-0046702, 20111006-0077592, 20120802-0068536 and 20140128-0007721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed by Warranty Deed from Caroline R. Oakes, an unmarried woman to Paul Hensley and Holly Hensley, husband and wife, as recorded on the 29th day of March, 2017 in Instrument No. 20170329-0030405 and Warranty Deed from Christopher G. Neel, unmarried to Caroline R. Oakes, unmarried woman, as recorded on the 5th day of September, 2014 in Instrument No. 20140905-0081579, in the Registers Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. All matters appearing on the plan of record in Instrument No. 20061004-0122833, Register's Office for Davidson County, Tennessee.

4. Ordinance agreement of record in Book 10512, Page 464 and Instrument No. 20020626-0076795, Register's Office for Davidson County, Tennessee.

5. Easement agreement of record in Instrument No. 20060928-0120211, Register's Office for Davidson County, Tennessee.

6. Stormwater quality agreement of record in Instrument No. 20040916-0111454, Register's Office for Davidson County, Tennessee.

7. Reciprocal easement agreement of record in Instrument No. 20041103-0132451, Register's office for Davidson County, Tennessee.

8. Charter of Viridian Condominium Association of record in Instrument No. 20061004-0122835, Register's Office for Davidson County, Tennessee.

9. Restrictions of record in Book 7423, Page 374; Book 9208, Page 613 and Instrument No. 20050124-0008719, Register's Office for Davidson County, Tennessee.

10. By-Laws of Viridian Condominium Association of record in Instrument No. 20061004-0122833, Register's Office for Davidson County, Tennessee.

11. The premises herein insured is a condominium apartment established pursuant to all 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, as amended, as is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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, of record in Instrument No. 20061004-0122833, Instrument No. 20061004-0122834, Instrument No. 20061004-0122836, Instrument No. 20070711-

0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721, Instrument No. 20171002-0100849 and Instrument No. 20180510-0045059, Register's office for Davidson County, Tennessee.

This is improved property known as 415 Church St, Apt 1615, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 8 day of January 2019.

Holly Hensley

Holly Hensley

STATE OF South Carolina

COUNTY OF Greenville

Personally appeared before me, a Notary Public of said County and State, HOLLY HENSLEY, the within named grantor, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Regions Bank 2905 Pleasantburg Dr. Greenville, SC 29607, this 8th day of January, 2019.

R. SCOTT L. STUART
Notary Public, South Carolina
My Commission Expires
November 1, 2028

R. Scott L. Stuart

Notary Public

My Commission Expires: _____

Witness my hand on the 8th day of February, 2019.

Paul Hensley

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, PAUL HENSLEY, the within named grantor, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of February, 2019.

Notary Public

My Commission Expires: 9/15/2021

JOSEPH WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires