Name and Address of New Owner:
John David Gabriel and Summer Long Gabriel
415 Church Street Unit 1914
Nashville, TN 37219

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 093061J15100CO

Karen Johnson Davidson County
Batch# 198990 DEEDWARR
02/26/2019 09:25:06 AM 2 pgs
Fees: $13.00 Taxes: $2,109.00
20190226-0017194

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tami J. Gallupe, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John David Gabriel and Summer Long Gabriel, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain condominium apartment known as Unit No. 1914 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record us Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description, together with the percentage interest in common elements and any limited common elements appurtenant to said unit set forth in the Master Deed and Amendments thereto.

Being the same property conveyed to Tami J. Gallupe, unmarried woman by Warranty Deed from Juliet DePina, unmarried, dated September 22, 2017, of record in Instrument No. 20170928-0099363, Register's Office for Davidson County, Tennessee. Caroline Hildt died June 11, 2017, conveying property to surviving tenant in common, Juliet DePina.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown in the Master Deed of record us Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20 day of February, 2019.

Tami J. Gallupe (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 day of February, 2019, before me personally appeared Tami J. Gallupe, 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 20 day of February, 2019.

Notary Signature
My commission expires:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires [illegible], 2021

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $570,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 25th day of February, 2019.

Notary Public
My commission expires: 5/19/2021
File No. 19-107

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