THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190319736** Karen Johnson Davidson County Batch# 224886 DEEDWARR 05/02/2019 12:39:48 PM 2 pgs Fees: $13.00 Taxes: $1,409.70 20190502-0040968	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $381,000.00. Affiant Subscribed and sworn to before me, this 26th day of April, 2019. Notary Public My Commission Expires:

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 14, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Deborah A Lake 415 Church St Unit 1802 Nashville TN 37219	New Owner	Tax Parcel ID No. 093-06-1J-124.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kristofer Glazier, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah A Lake, unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a certain condominium apartment known as Unit No. 1802 of the Horizontal Property Regime of Viridian, a Condominium, pursuant to the Master Deed of record in Instrument No. 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, Instrument No. 20171002-0100849, Instrument No. 20180510-0045059 and Affidavit of Scrivener's Error recorded in Instrument No. 20140530-0046816, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kristofer Glazier, unmarried by Warranty Deed from John C. Barton, unmarried, recorded on the 29th day of August, 2016 in Instrument No. 20160829-0090007, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

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

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7423, Page 374 and Book 9208, Page 613 (Capitol Mall Redevelopment Project).

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VIRIDIAN of record in Instrument No. 20061004-0122833 and Attorney's Certificate recorded in Instrument No. 20061004-0122836, as amended by instrument(s) of record in Instrument Nos. 20061004-0122834, 20070711-0082578, 20100616-0046702, 20111006-0077592, 20120802-0068536 and 20140128-0007721, corrected at

Instrument No. 20140530-0046816; and Instrument Nos. 20171002-0100849 and 20180510-0045059; also subject to easements, rights and interests 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 building thereon.

Easement Agreement as set forth in instrument recorded in Instrument No. 20060928-0120211.

Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20040916-0111454.

Reciprocal Easement Agreement as set forth in instrument recorded in Instrument No. 20041103-0132451.

Conveyance to 401 Church Street LLC recorded at Instrument No. 20060928-0120210.

Agreement and Release recorded at Instrument No. 20060928-0120212.

All easements set out in Deed of Trust recorded at Instrument No. 20041103-0132452.

Air Rights Reservation recorded at Instrument No. 20000815-0080915.

Capitol Mall Redevelopment Project Plan, as set out in the following ordinances of the Metropolitan Council: 77-716; 82-845; 87-1695; 91-1567; 93-774; 97-755 (also recorded in Book 10512, Page 464, Register's Office for Davidson County, Tennessee); Book 98, Page 1187 and BL2002-1033 (also recorded as Instrument No. 20020626-0076795, said Register's Office).

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.

Affidavit recorded at Instrument No. 20061004-0122836.

This is improved property located at 415 Church St Unit 1802 Nashville TN 37219

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April, 2019.

_____
Kristofer Glazier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristofer Glazier, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2019.

_____
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022