Karen Johnson Davidson County
Batch# 227476 DEEDWARR
05/08/2019 11:36:30 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20190508-0043083

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $325,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF MAY, 2019

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-11-2020

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 4-11-2020

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-9910SP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kunal Marwah	Bank of America	
415 Church St, Apt #1104	4500 Amon Carter Blvd	093-06-1J-021.00CO
Nashville, TN 37219	Ft Worth TX 76155	

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,

MARSHA ANN GROCE, A MARRIED WOMAN

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

KUNAL MARWAH, AN UNMARRIED MAN

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. 1104, 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; as amended in Instrument No. 20061004-0122834; Instrument No. 20070711-0082578; Instrument No. 20100616-0046702; Instrument No. 20111006-0077592; Instrument No. 20120802-0068536; and Instrument No. 20140128-0007721, Instrument No. 20140530-0046816, Instrument No. 20171002-0100849 and Instrument No. 20180510-0045059, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marsha Ann Groce, a single woman by Warranty Deed from Amelia A. McTamaney, married and Catherine McTamaney, unmarried, recorded on the 8th day of September, 2014 in Instrument No. 20140908-0082010, in the Register's Office of Davidson County, Tennessee.

Dorothy E. Freeman joins in executing this deed, conveying any marital interest she may have in said property.

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

4. 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.

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

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

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

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

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

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

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

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

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

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

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

12. 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).

13. 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.

This is improved property known as 415 Church St, Apt #1104, 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 our hand on the 7th day of May, 2019.

Marsha Ann Groce

Dorothy E. Freeman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MARSHA ANN GROCE AND DOROTHY E. FREEMAN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of May, 2019.

Notary Public

My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

ANGELA WYNDHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020