THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520938

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $475,000.00

Affiant

Subscribed and sworn to before me, this4th day of June, 2019.

Notary Public
My Commission Expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 239609 DEEDWARR
06/06/2019 09:11:30 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20190606-0054083

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Gellner and Connie Gellner 415 Church Street #2213 Nashville TN 37219	New Owner	Tax Parcel ID No. 093-06-1J-195.00 CO

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, **Douglas Mac Grisham, Trustee of the Douglas Mac Grisham Trust for Cheryl Grisham and designated charities**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Gellner and Connie Gellner, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment known as Unit No. 2213, of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record in Instrument No. 20061004-0122833; amended in Instrument No. 20061004-0122834, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, and in Instrument No. 20111006-0077592, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Douglas Mac Grisham, Trustee of the Douglas Mac Grisham Trust for Cheryl L. Grisham and designated charities by Warranty Deed from Estate of Eugene H. Wade, recorded on the 29th day of December, 2014 in Instrument No. 20141229-0118272, 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.

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 CONDOMINIUM of record in Instrument No. 20061004-0122833, as amended by instrument(s) of record in Instrument Nos. 20061004-0122834; 20070711-0082578; 20100616-0046702; 20111006-0077592; 20120802-0068536; 20140128-0007721; 20140530-0046816; 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.

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

This is improved property located at 415 Church Street #2213 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 4th day of June, 2019.

The Douglas Mac Grisham Trust for Cheryl L. Grisham and designated charities.

By: Douglas Mac Grisham
Douglas Mac Grisham, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas Mac Grisham, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of the Douglas Mac Grisham Trust for Cheryl L. Grisham and designated charities, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 4th day of June, 2019.

Notary Public

