Karen Johnson Davidson County
Batch# 298019 DEEDWARR
10/09/2019 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,187.70
20191009-0103500

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF October 2019.

Notary Public

MY COMMISSION EXPIRES: 3/5/2022
(AFFIX SEAL)

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-05-2022

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-154

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Anthony Morris	Same as Owner	093 06 1J 172.00
(NAME) 415 Church Street, Unit 2105	(NAME)	
(ADDRESS) Nashville, TN 37219	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sarah Clark Hannah**, a married woman, f/k/a Sarah M. Clark, and **Chad Hannah**, wife and husband (the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Anthony Morris, a single man** (the "**Grantee**"), his heirs and assigns, that certain real property located in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

A certain condominium apartment known as Unit 2105, of the Horizontal Property Regime of Viridian Condominium, as established pursuant to Master Deed of record in Instrument No. 20061004-0122833, Addendum of record at Instrument No. 20061004-0122834, correction filed at Instrument No. 20061004-0122836, as amended at Instrument Nos. 20070711-0082578, 20100616-0046702, 20111006-0077592, 20120802-0068536, 20140128-0007721 and 20171002-0100849, Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit, together with an undivided interest in the common elements as shown on said Master Deed.

Being the same property conveyed to Sarah M. Clark from Viridian Development Company, LLC, a Tennessee limited liability company, by Warranty Deed dated November 15, 2006, of record as Instrument No. 20061117-0143238, Register's Office, Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for the year 2019 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law, and (7) all other matters of public record (the "**Permitted Exceptions**").

This is improved property located at 415 Church Street, Unit 2105, Nashville, TN 37219.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and bind themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed effective as of the 9th day of October, 2019.

GRANTOR:

Chad Hannah

Sarah Clark Hannah

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Chad Hannah and Sarah Clark Hannah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 9th day of October, 2019.

Notary Public

My Commission Expires: 3/3/20

LOUANN A. WHITEHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 DAVIDSON)

Personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 8-22-2021