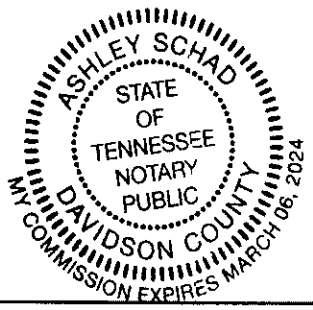
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe Bean	NEW OWNER	093061J006.00
(NAME)	(NAME)	
4592 Vista De La Patria		
(ADDRESS)	(ADDRESS)	
Del Mar, CA 92014		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mike Maddox and Dana Maddox, husband and wife, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Joe Bean and Stacy Bean, husband and wife, hereinafter called the GRANTEE(S), and/or their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, being a certain condominium apartment known as Unit No. 1003, of the Horizontal Property Regime of Viridian Condominium Pursuant to Master Deed of record as Instrument 20061004-0122833, addendum in Instrument 20061004-0122834, amended in Instrument 20070711-0082578, Instrument 20100616-0046702, Instrument 20111006-0077592, Instrument 20120802-0068536, Instrument 20140128-0007721, as corrected by Affidavit of Scriveners Error of record in Instrument 20140530-0046816, further amended in Instrument 20171002-0100849 and Instrument 20180510-0045059, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mike Maddox and Dana Maddox, husband and wife by Warranty Deed from Veridian Holdings, a Tennessee General Partnership, a Conversion of Veridian Holdings, LLC, dated 06/14/2018 and recorded 06/15/2018, of record in Instrument 201806150057708, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Karen Johnson Davidson County
Batch# 517947 DEEDWARR
11/17/2020 12:07:38 PM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20201117-0135419

File No.: 958534
Warranty Deed TN

unimproved ☐

This is improved ☒ 415 Church Street, Unit 1003, Nashville, TN 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, tc warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 2 day of November, 2020 .

Mike Maddox

Dana Maddox

State of Tennessee
County of Hardin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mike Maddox and Dana Maddox, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of October, 2020.

Notary Public:
My Commission Expires: June 8, 2022

STACI R. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
HARDIN COUNTY