WARRANTY DEED

Karen Johnson Davidson County
Batch# 565982 DEEDWARR
02/02/2021 10:19:40 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20210202-0014849

Y-SB-CR-21-415-2112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Borchetta	**New Owner**	
(NAME)	(NAME)	**093-06-1J-179.00-CO**
415 Church Street Unit 2112		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(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 consideration, the receipt of which is hereby acknowledged, **MITCHELL L. MUTTER AND WIFE, CAROL A. MUTTER**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK BORCHETTA, A SINGLE MAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment known as Unit No. 2112 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Mitchell L. Mutter and wife, Carol A. Mutter by Warranty deed from Larry Throneberry and Paula Throneberry, husband and wife of record in Instrument No. 20121002-0089830 Register's Office for Davidson County, Tennessee, dated September 28, 2012 and recorded on October 02, 2012.

This conveyance is subject to:
• Taxes for the year 2021, a lien not yet due and payable.
• Master Deed establishing a Horizontal Property Regime of Viridian, a Condominium of record in Instrument Number 20061004-0122833, amended in Instrument No. 20061004-0122834, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592 and Instrument No. 20140128-0007721 and 20171002-0100849 and Instrument No, 20180510-0045059, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7423, Page 374, Book 8027, page 865, revised in Book 9208, page 613 and Instrument No. 20050124-008719, Register's Office for Davidson County, Tennessee.
• Conveyance of Metropolitan Nashville Alley No. 66 according to the Official Street and Alley Acceptance and Maintenance Map of the Metropolitan Government of Nashville and Davidson County as enacted by Ordinance No. BL2003-63 by Viridian Development Company, LLC in Quitclaim Deed in Instrument 20060928-0120210, Register's Office for Davidson County, Tennessee.
• Easement Agreement on a certain parcel of real property formerly know as Metropolitan Nashville Alley No. 66 and abandoned pursuant to Metropolitan Ordinance No. BL2005-570 by and between 401 Church Street LLC and Viridian Development Company, LLC in Instrument 20060928-0120211, Register's Office for Davidson County, Tennessee.
• Agreement and Release by and between 401 Church Street LLC and Viridian Development Company, LLC in Instrument 20060928-0120212, Register's Office for Davidson County, Tennessee.
• Stormwater Quality Agreement in Instrument 20040916-0111454, Register's Office for Davidson County, Tennessee.
• Reciprocal Easement and Agreement in Instrument 20041103-0132451, Register's Office for Davidson County, Tennessee.
• Capitol Mall Redevelopment Project Plan as set out in Ordinance of the Metropolitan Government referenced in Book 10512, page 464, and Instrument 20020626-0076795, Register's Office for Davidson County, Tennessee.

- Charter for HOA in Instrument 20061004-0122835, Instrument No. 20110907-069131 Register's Office for Davidson County, Tennessee.
- Rights and Reservations of record in Instrument Number 20000815-0080915, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 2902, Page 328, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **415 Church Street Unit 2112, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this the 29th DAY OF JANUARY, 2021.

Mitchell L. Mutter by Paul Hinman, Attorney-In-Fact

Carol A. Mutter by Paul Hinman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MITCHELL L. MUTTER AND CAROL A. MUTTER, and who acknowledged he/she/they executed the same as the free act and deed of the said MITCHELL L. MUTTER AND CAROL A. MUTTER.

Witness my hand and official seal, this the 29th of January, 2021.

Stephanie Dome

Notary Public
My Commission Expires:
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021