WARRANTY DEED

Karen Johnson Davidson County
Batch# 598783 DEEDWARR
03/23/2021 02:54:13 PM 2 pgs
Fees: $13.00 Taxes: $2,057.20

20210323-0038410

DM-SB-P-21-415-1413

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $556,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

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)
Germaine Ronnell Williams	**A Mortgage Boutique, LLC**	
(NAME)	(NAME)	**093 06 1J 075.00**
415 Church St #1413	**1574 Medical Center Parkway Suite 101**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	**Murfreesboro, TN 37129**	
(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, **JAMES A FINEMAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GERMAINE RONNELL WILLIAMS, AN UNMARRIED 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:

Land in Davidson County, Tennessee, being Unit No. 1413 as shown on the Plan of The Viridian, a Condominium, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record in Instrument No. 20061004-0122833 and amended in Instruments No. 20061004-0122834, No. 20070711-0082578, No. 20100616-0046702 and No. 20111006-0077592, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the referenced Master Deed, to which reference is hereby made for a more complete description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to James A. Fineman, Unmarried, by Warranty Deed from Steven W. Wells and Gail W. Wells, Husband and Wife, of record in Instrument No. 20170314-0024981, in the Register's Office for Davidson County, Tennessee, dated March 9, 2017 and recorded on March 14, 2017.

This conveyance is subject to:
• County of Davidson taxes for the year 2021 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, a Condominium Condominium of record in Instrument No. 20061004-0122833, Addendum recorded in Instrument No. 20061004-0122834, as amended by instrument(s) of record in Instrument No(s). 20070711-0082578; 20100616-0046702; 20111006-0077592; 20120802-0068536; 20140128-0007721 as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20140530-0046816, further amended in Instrument No(s). 20171002-0100849, 20180510-0045059 and 20191211-0127973, Attorney's Certificate recorded in Instrument No. 20061004-0122836 and Transfer of Declarant Rights recorded in Instrument No. 20190819-0083016; 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.

• Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7423, Page 374, Book 9208, Page 613 and Instrument No. 20050124-0008719.

• Easement recorded in Instrument No(s). 20041103-0132451 and 20060928-0120211.

• Easement Agreement recorded in Book 2902, Page 328.

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

- Agreement and Release as set forth in instrument recorded in Instrument No. 20060928-0120212.

- Ordinance No. 097-755 recorded in Book 10512, Page 464 and Ordinance No. BL2002-1033 recorded in Instrument No. 20020626-0076795.

- Air Rights Reservation recorded in Instrument No. 20000815-0080915.

- NOTE: ALTA 4 Endorsement will be issued with final title policy.
- NOTE: ALTA 8.1 and ALTA 9 Endorsements will be issued with final title policy.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **415 Church St #1413, 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 19th DAY OF MARCH, 2021.

James A Fineman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A FINEMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212