WARRANTY DEED

Karen Johnson Davidson County
Batch# 645332 DEEDWARR
05/27/2021 01:34:30 PM 4 pgs
Fees: $23.00 Taxes: $2,368.00
20210527-0072022

G-SB-TAG-21-415-1415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-25-25

(AFFIX SEAL)

AMBER D MCNABB
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-25-2025

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)
Gregco, LLC	New Owner	
(NAME) **415 Church Street #1415**	(NAME)	**093-06-1J-077.00-CO**
(ADDRESS) **Nashville, TN 37219**	(ADDRESS)	
(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, **JOSEPH K. CRONI, JR. AND STACEY C. CRONIN CO-TRUSTEE OF THE JOSEPH AND STACEY CRONIN REVOCABLE TRUST DATED THE 24TH DAY OF JUNE 2004,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREGCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 located in Davidson County, Tennessee, being Unit No. 1415 of Viridian, a Condominium, A Condominium Development established pursuant to the provisions of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201 et seq of the Tennessee Code Annotated, under the Master Deed of record in Instrument No. 20061004-0122833, Addendum to Master Deed of record in Instrument No. 20061004-0122834, First Amendment to Master Deed of record in Instrument No. 20070711-0082578; Second Amendment of record in Instrument No. 20100616-0046702; Third Amendment of record in Instrument No. 20111006-0077592; Fourth Amendment of record in Instrument No. 20120802-0068536; Fifth Amendment of record in Instrument No. 20140128-0007721; Sixth Amendment of record in Instrument No. 20171002-0100849; Seventh Amendment of record in Instrument No. 20180510-0045059; Eighth Amendment of record in Instrument No. 20191211-0127973; Ninth Amendment of record in Instrument No. 20210224-0022602; Tenth Amendment of record in Instrument No. 20210316-0034923; Eleventh Amendment of record in Instrument No. 20210504-0059486, and any further amendments thereto, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of description, together with an interest in and to any applicable limited and common elements of the Condominium.

Being the same property conveyed to Joseph K. Cronin Jr and Stacey C. Cronin Co-Trustee of the Joseph and Stacey Cronin Revocable Trust Dated the 24th day of June 2004 by Quitclaim deed from Joseph K. Cronin of record in Instrument No. 20180209-0013327 Register's Office for Davidson County, Tennessee, dated February 01, 2018 and recorded on February 09, 2018.

Further being the same property conveyed to Joseph K. Cronin by Warranty deed from Viridian Development Company LLC, a Tennessee limited liability company of record in Instrument No. 20061027-0133564 Register's Office for Davidson County, Tennessee, dated October 26, 2006 and recorded on October 27, 2006.

This conveyance is subject to:

- Taxes for the year 2021 and thereafter, a lien not yet due and payable.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the 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 201710020100849 and Instrument No, 201805100045059, 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, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- 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.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **415 Church Street #1415, 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 20 DAY OF MAY, 2021.

Joseph and Stacey Cronin Revocable Trust Dated the 24th day of June 2004

BY: _____ TTEE
Joseph K. Cronin, Jr.
Co-Trustee

BY: _____ TTEE
Stacey C. Cronin
Co-Trustee

STATE OF California
COUNTY OF Placer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH K, CRONIN, CO-TRUSTEE of THE JOSEPH AND STACEY CRONIN REVOCABLE TRUST DATED THE 24TH DAY OF JUNE 2004, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20 of May, 2021.

_____
Notary Public
My Commission Expires: 12/02/2024
(SEAL)

STEPHANIE MARIE COPE
COMM. #2338894
Notary Public - California
PLACER
My App. Expires Dec. 2, 2024

STATE OF California
COUNTY OF Placer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACEY C. CRONIN, CO-TRUSTEE of THE JOSEPH AND STACEY CRONIN REVOCABLE TRUST DATED THE 24TH DAY OF JUNE 2004, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20 of May, 2021.

_____
Notary Public
My Commission Expires: 12/02/2024
(SEAL)

STEPHANIE MARIE COPE
COMM. #2338894
Notary Public - California
PLACER
My App. Expires Dec. 2, 2024

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

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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

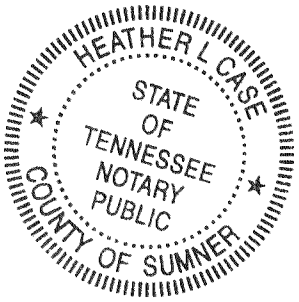
State of Tennessee

County of Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)



My commission expires: 7/2/2024