RETURN TO:
BANKERS TITLE & ESCROW COR
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson Davidson County
Batch# 689262 DEEDWARR
08/03/2021 10:06:49 AM 2 pgs
Fees: $13.00 Taxes: $2,471.60

20210803-0104068

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 668,000.00.

Affiant

Subscribed and sworn to me on ~~July~~ August 2, 2021.

NOTARY PUBLIC

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34967

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Charles R. Smith 415 Church Street Unit 1512 Nashville, TN 37219	NEW OWNER	93-6-I-J-089.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, LaRoche Family LP, a Washington State LP, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Charles R. Smith, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment known as Unit No. 1512 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record as Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to LaRoche Family, LP, a Washington State, LP, by Warranty Deed from Viridian Development Company, LLC, a Tennessee limited liability company, dated October 25, 2006, and recorded October 27, 2006, as Instrument No. 20061027-0133624, said Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Reciprocal Easement Agreement of record as Instrument No. 20041103-0132451, Register's Office for said Davidson County, Tennessee.
3. Storm Water Detention Agreement of record in Instrument No. 20040916-0111454, said Register's Office.
4. Restrictive Covenants running with the land of The Metropolitan Development and Housing Agency in the Capital Mall Redevelopment Project of record in Book 7423, page 374 and Book 9208, page 613, said Register's Office.
5. Ordinance of record in Book 10512, page 464 and Instrument No. 20020626-0076795, said Register's Office.
6. Easement Agreement of record in Instrument No. 20060928-0120211, said Register's Office.
7. Transfer of Declarant Rights of record as Instrument No. 20190819-0083016, said Register's Office.

This property is also known as improved property located at 415 Church Street Unit 1512, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 29th day of July 2021.

General Partner:
Dartdore Holding, LLC for
LaRoche Family LP a
Washington State LP

By: _____
Richard F. LaRoche, Jr.,
President and Sole Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared Richard F. LaRoche, Jr., with whom I am personally acquainted and who, upon oath, acknowledged himself to be a General Partner for Dartdore Holding, LLC for LaRoche Family LC, a Washington State, LP, the within name bargainor, a partnership and that such a person, a such partner, executed the foregoing instrument for the purpose therein contained, as the free act and deed of the name of the partnership, by such person as partner.

Witness my hand and official seal on July 29, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 8/19/23

CYNTHIA T. SCROFANI
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 19, 2023
COUNTY OF RUTHERFORD