THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-3173
Parcel ID: 093-06-1J-006-00-CO

Property Address:
415 Church Street, 1003, Nashville, TN 37219

Karen Johnson Davidson County
Batch# 711367 DEEDWARR
09/08/2021 10:54:30 AM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20210908-0120178

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Warranty Deed

Send Tax Statements To:
Benj Whitney Wilson
181 Dee West
Mt Juliet TN 37122

Address of New Owner:
181 Dee West Dr
Mt Juliet TN
37122

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **JOE BEAN and STACY BEAN, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **BENJAMIN C. WILSON AND WHITNEY WILSON, TRUSTEES OF THE WHITNEY WILSON REVOCABLE LIVING TRUST, under provisions of a Trust agreement dated April 3, 2017, and BENJAMIN C. WILSON AND WHITNEY WILSON, TRUSTEES OF THE BENJAMIN WILSON REVOCABLE LIVING TRUST, under provisions of a Trust agreement dated April 3, 2017,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1003, together with the appurtenant interest in the common elements of Viridian, a condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20061004-0122833, Register's Office for Davidson County, Tennessee and addendum thereto, of record as Instrument Nos. 20061004-0122834, 20070711-0082578, 20100616-0046702, 20111006-0077592, 20120802-0068536, 20140128-0007721, 20171002-0100849, 20180510-0045059, 20190819-0083016, 20191211-0127973, 20210224-0022602, 20210316-0034923, 20210504-0059486 and 20210527-0071781, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to JOE BEAN AND STACY BEAN, HUSBAND AND WIFE, by deed from MIKE MADDOX AND DANA MADDOX, HUSBAND AND WIFE, of record in Instrument No. 20201117-0135419, dated November 2, 2020, said Register's Office.

This is improved property known as, 415 Church Street, 1003, Nashville, TN 37219.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 093-06-1J-006-00-CO.

2. Master Deed of record in Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834 and amended in Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536 and Instrument No. 20140128-0007721, corrected by Affidavit of Scrivener's Error of record in Instrument No. 20140530-0046816, and amended in Instrument No. 20171002-0100849 and Instrument 20180510-0045059, 20190819-0083016, 20191211-0127973, 20210224-0022602, 20210316-0034923, 20210504-0059486 and 20210527-0071781, said Register's Office.

3. Reciprocal Easement Agreement of record in Instrument No. 20041103-0132451, said Register's Office.

4. Storm Water Detention Agreement of record in Instrument No. 20040916-0111454, said Register's Office.

5. Restrictive Covenants running with the land of The Metropolitan Development and Housing Agency in the Capitol Mall Redevelopment Project of record in Book 7423, page 374 and Book 9208, page 613, said Register's Office.

6. Ordinance of record in Book 10512, page 464 and Instrument No. 20020626-0076795, said Register's Office.

7. Easement Agreement of record in Instrument No. 20060928-0120211, said Register's Office.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 31st day of August, 2021.

Joe Bean by Stacy Bean, atty in Fact
JOE BEAN by STACY BEAN, his
Attorney-In-Fact

Stacy Bean
STACY BEAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named STACY BEAN, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 31 day of August, 2021.

Notary Public
My Commission Expires: 1-3-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 31 day of August, 2021, before me personally appeared Stacy Bean, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joe Bean, and who acknowledged that she executed the same as the free act and deed of Joe Bean.

WITNESS my hand and official seal at Franklin, Tennessee, this 31 day of August, 2021.

My Commission Expires:
11-13-24

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $1,000,000.00.

Affiant

SWORN TO and subscribed before me on this 31st day of August, 2021.

FRANK WROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires:
6/6/24

202109080120178

TRUE COPY CERTIFICATION

I, Frank Roberts, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that his electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/31/21 (date of document).

Frank Roberts

8/31/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31st day of August, 2021.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

