This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $393,000.00.

Tracy Perry
Affiant

Subscribed and sworn before me this the 7th day of January, 2022.

M. Catherine Clearwaters
Notary Public 1-6-25
My commission expires:

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 787771 **DEEDWARR**
01/11/2022 03:05:35 PM 2 pgs
Fees: $13.00 Taxes: $1,454.10

20220111-0003687

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Galfano	New Owner	093-06-1J 186.00
415 Church St #2204		
Nashville, TN 37219		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANIEL G. ROBERGE, a single man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MICHAEL GALFANO AND THERESA GALFANO, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment known as Unit 2204 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, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721, as corrected in Instrument No. 20140530-0046816; and further amended in Instrument No. 20171002-0100849, Instrument No. 20180510-0045059, Instrument No. 20191211-0127973, Instrument No. 20210224-0022602, Instrument No. 20210316-0034923, Instrument No. 20210504-0059486, and Instrument No. 20210527-0071781, all in the Register's Office for Davidson County, Tennessee and including any other applicable Amendments thereto, to which reference is here made for a more complete description thereof. Also included in this conveyance is parking space Number 920 at the Viridian Condominium.

Being the same property conveyed to Daniel G. Roberge, a single man, by deed dated 03/26/2019, from Joseph Bryant and wife, Jena Bryant, of record in Instrument No. 20180402-0030464, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 415 Church St #2204, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 7th day of January, 2022.

Daniel G. Roberge

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Daniel G. Roberge,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of January, 2022.

My commission expires:

7/9/2024

Notary Public

