WARRANTY DEED

Karen Johnson Davidson County
Batch# 962382 DEEDWARR
01/19/2023 10:16:47 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50

20230119-0004355

G-VRES-23-415-1113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

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)
Diana Wright	**New Owner**	
(NAME)	(NAME)	**093-06-1J-030-00-CO**
415 Church St #1113		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219-1830		
(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, **TONY LEE EARLEY AND SARAH BELL EARLEY, TRUSTEES OF THE CHARLES E. EARLEY AND REBA L. EARLEY 2009 IRREVOCABLE TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DIANA WRIGHT, AN UNMARRIED WOMAN,** 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 apartment known as Unit No. 1113 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 in the Register's Office for Davidson County, Tennessee. Included with this unit are two parking spaces as assigned by First Amendment to Master Deed of record in Instrument No. 20070711-0082578 in the said Register's Office, to which referenced is made for a more complete description.

Being the same property conveyed to Reba L. Earley by Warranty deed from Viridian Development Company, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20061006-0124481, Register's Office for Davidson County, Tennessee, dated October 04, 2006 and recorded on October 06, 2006.

Being the same property conveyed to Tony Lee Early and Sarah Bell Earley, Trustees of The Charles E. Earley and Reba L. Earley 2009 Irrevocable Trust, by Quitclaim deed from Charles E. Earley and Reba L. Earley of record in Instrument No. 20100929-0077327, Register's Office for Davidson County, Tennessee, dated August 24, 2010 and recorded on September 29, 2010.

The aforementioned Quitclaim Deed contained a typographical error in referencing the Unit Number as 113. The correct Unit Number is 1113 as referenced in the Warranty Deed of record in Instrument Number 20061006-0124481, said Register's Office, and in the legal description contained herein.

This conveyance is subject to:
• Taxes for the year 2023 and all subsequent years, 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, Instrument No. 20140128-0007721, Instrument No. 20171002-0100849 and Instrument No, 20180510-0045059, 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.
- 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.
- Subject to Memorandum of Lease of record in Instrument Number 20061109-0139722, in the Register's Office for Davidson County, Tennessee.
- Air Rights Reservation of record in Instrument Number 20000815-0080915, in the Register's Office for Davidson County, Tennessee.
- Income restrictions set forth in Warranty Deed filed in Instrument Number 20070117-0007032, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **415 Church St #1113, Nashville, Tennessee 37219-1830**.

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 17 DAY OF JANUARY, 2023.

Tony Lee ~~Earley~~ and Sarah Bell Earley, Trustees of The Charles E. Earley and Reba L. Earley 2009 Irrevocable Trust

BY: _____, trustee
Tony Lee Earley
Trustee

BY: Sarah Bell Earley, Trustee
Sarah Bell Earley
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONY LEE EARLEY, TRUSTEE of TONY LEE EARLEY AND SARAH BELL EARLEY, TRUSTEES OF THE CHARLES E. EARLEY AND REBA L. EARLEY 2009 IRREVOCABLE TRUST, 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 17th of January, 2023.

Lindsay B. Fattal
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH BELL EARLEY, TRUSTEE of TONY LEE EARLEY AND SARAH BELL EARLEY, TRUSTEES OF THE CHARLES E. EARLEY AND REBA L. EARLEY 2009 IRREVOCABLE TRUST, 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 17th of January, 2023.

Lindsay B. Fattal
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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