Davidson County DEEDWARR
Recvd: 04/24/07 11:06 2 pgs
Fees:13.00 Taxes:518.00
20070424-0048658

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $140,000.00

Subscribed and sworn before me this the 17th day of April, 2007.

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Affiant

Notary Public

(Affix Seal)

WARRANTY DEED

700199

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Nancy Wetzel
1076 1st Avenue North
Nashville,TN 37221

Send tax bills to:
New Owner

Map 82-14-A, Parcel 21CO

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,

Marshall Fant, a married man , and wife Candace Fant

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Nancy Wetzel, a single woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1076 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominium, a Horizontal Property Region, created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements apparent to the said Unit, as set for in said Master Deed. Reference is hereby made to the plan of Riverfront Condominium for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of each unit.

Being all of the same property conveyed to Marshall Fant and wife, Candace Fant from Riverfront Condominiums Partnership, a Tennessee general partnership by deed dated 07/31/06 of record Instrument No. 20060803-0094886.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 1076 1st Avenue North, Nashville, TN, 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 GRANTEES, their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 17th day of April, 2007.

Marshall Fant by Brad Pilz his Attorney in Fact

Candace Fant by Brad Pilz her Attorney in Fact

STATE OF TENNESSEE,
COUNTY: WILLIAMSON

On this 17th day of April, 2007, before me personally appeared Brad Pilz to me known to be the person who executed the foregoing instrument as the Attorney In Fact for Marshall Fant and acknowledged that he executed the same as the free act and deed of said Marshall Fant.

Witness my hand and official seal.

My Commission Expires:

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Jennifer Marie Crowell
Notary Public

STATE OF TENNESSEE,
COUNTY: WILLIAMSON

On this 17th day of April, 2007, before me personally appeared Brad Pilz to me known to be the person who executed the foregoing instrument as the Attorney In Fact for Candace Fant and acknowledged that she executed the same as the free act and deed of said Candace Fant.

Witness my hand and official seal.

My Commission Expires:

JENNIFER MARIE CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Jennifer Marie Crowell
Notary Public