BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100016784 DEEDWARR
Recvd: 03/23/10 08:51 2 pgs
Fees:13.00 Taxes:266.40
20100323-0021570

State of Tennessee)
County of Davidson)

G#22423-2

The actual consideration or value, whichever is greater, for this transfer is **$72,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of March, 2010.

Notary Public

My commission expires: 3/7/2011
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. JENNIFER L. JOHNSON

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael C. Trenticosta	**Bank of America, N.A.**	**Map 052-13-0-A Parcel 046.00co**
2710 Penn Meade Drive	**P. O. Box 650070**	
Nashville, TN 37214	**Dallas, TX 75265-0070**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Steve Michaels, unmarried man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael C. Trenticosta, a single person

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 46 as created and established by the Master Deed and By-Laws for River Glen, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, of record in Book 7566, Page 571, and amended in Instrument No. 20040915-0111299, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements allocated to said Unit, as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein. Reference is hereby made to the plan of the Condominium Site Plan of River Glen, Revision of Units 45 & 46, Phase I, of record in Book 6200, Page 801, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Steve Michaels, by Substitute Trustee's Deed executed October 15th, 2009, from Recontrust Company, Substitute Trustee, of record in Instrument No. 20091022-0097777, and by Quitclaim Deed dated March 5th, 2010, from NVR, Inc., T/A Fox Ridge Homes, a Virginia corporation, f/k/a Fox Ridge Homes, Inc., of record in Instrument No. 20100311-0018510, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Master Deed and By-Laws establishing a Horizontal Property Regime of River Glen, of record in Book 7566, Page 571, and First Amended Master Deed and By-Laws for River Glen, a Horizontal Property Regime, of record in Instrument No. 20040915-0111299, said Register's Office; Final Plat of River Glen, Open Space One, a Planned Unit Development, of record in Instrument No. 20030319-0036614, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved (__X__) unimproved (____) property, known as: **2710 Penn Meade Drive, Nashville, TN 37214** .

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 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 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 **19th** day of **March, 2010.**

Steve Michaels

Steve Michaels

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Steve Michaels,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **March, 2010.**

Jennifer L. Johnson

Notary Public

My Commission Expires: 3/7/2011

JENNIFER L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.