# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100065413 DEEDWARR
Recvd: 10/15/10 09:51 2 pgs
Fees:13.00 Taxes:434.75
20101015-0082652

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Brett D. Bryan** | **Brett D. Bryan** | **82-14-A-6CO** |
| (NAME) **1088 1st Avenue North** | (NAME) **1088 1st Avenue North** | |
| (ADDRESS) **Nashville, TN 37201** | (ADDRESS) **Nashville, TN 37201** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Superior Properties and Investments, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brett D. Bryan**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 1088 as specified on the Plat shown in Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, 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 in Instrument No. 20060518-0058640, and in Instrument No. 20090109-0002382 Register's Office for Davidson County, Tennewsee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Second Amendment to the Master Deed of record under Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Daniel E. Bourcier, an unmarried man by deed from Riverfront Condominiums Partnership, A Tennessee General Partnership of record in Instrument No. 20060627-0076370 and further conveyed to Superior Properties and Investment, LLC by Quitclaim Deed from Daniel E. Bourcier, unmarried of record in Instrument No. 20070329-0037538 Register's Office for Davidson County, Tennessee. Superior Properties and Investments, LLC, is a Tennessee Limited Liability Company that is in the process of winding up its business affairs in accordance with the applicable provisions of the Tennessee Limited Liability Company Act (TCA 48-201-101 et seq.)

This conveyance is subject to any matters shown on an applicable plan of record and all existing restrictive covenants and easements of record.

unimproved ☐

This is improved ☒ property, known as **1088 1st Avenue North, Nashville, TN 37201**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 hand this 13th day of October, 2010.

Superior Properties and Investments, LLC

By: _____ Sole Member
Daniel E. Bourcier, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel E. Bourcier, Sole Member of Superior Properties and Investments, LLC, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he, in his capacity as Sole Member, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13TH DAY OF OCTOBER, 2010.

Commission expires:

_____
Notary Public