WARRANTY DEED

R-VRES-10-1700

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,672.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES: 05-10-12
(AFFIX SEAL)

AZ SERMSAI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 10, 2012

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth M. Premo	Kenneth M. Premo	
4909 Tyne Valley Blvd.	4909 Tyne Valley Blvd.	
Nashville, TN 37220	Nashville, TN 37220	104-8-M-201.00 CO
(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 considerations, the receipt of which is hereby acknowledged, we DUANE F. ROSENDAHL AND ERIN K. ROSENDAHL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETH M. PREMO, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 201 AND 1 PARKING SPACE, THE GLEN CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070904-0105726, AMENDED AT INSTRUMENT NOS. 20080805-0080551. 20081029-0108159, 20081112-0111695, 20081124-0115172 AND 20090224-0016363, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO DUANE F. ROSENDAHL AND WIFE, ERIN K. ROSENDAHL BY WARRANTY DEED FROM THE NASHVILLE GLEN, LLC, RECORDED ON THE 2ND DAY OF FEBRUARY, 2009 IN INSTRUMENT NO. 20090202-0008831, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 21, PAGE 87; ARTICLES OF ORGANIZATION OF RECORD IN INSTRUMENT NO. 20070628-0077527; CHRTER OF RECORD IN INSTRUMENT NO. 20070628-0077121; MASTER DEED OF RECORD IN INSTRUMENT NO. 20080805-0080551, INSTRUMENT NO. 20081029-0108159, INSTRUMENT NO. 20081112-0111695, INSTRUMENT NO. 20081124-0115172, INSTRUMENT NO. 20090224-0016363; EASEMENTS OF RECORD IN INSTRUMENT NO. 20070820-0099189, BOOK 4660, PAGES 146, 147 AND 148, INSTRUMENT NO. 20090721-0068095; MAINTENANCE AGREEMENT OF RECORD IN INSTRUMENT NO. 20070820-0099330; SUB AGREEMENT IN INSTRUMENT NO. 20070914-0110217; EASMENTS OF RECORD BY ORDIANCE NO. 80-292; NOC OF RECORD IN INSTRUMENT NO. 20090109-0002253 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1700 18th Avenue South, Nashville, Tennessee 37212
(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 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.

BILL GARRETT, Davidson County
Trans:T20110000421 DEEDWARR
Recvd: 01/03/11 15:04 2 pgs
Fees:13.00 Taxes:960.79
20110103-0000600

Witness my/our hand(s) this 31st day of December, 2010.

Duane F. Rosendahl

Erin K. Rosendahl

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of December, 2010, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Duane F. Rosendahl and Erin K. Rosendahl and who acknowledged he executed the same as the free act and deed of the said Duane F. Rosendahl and Erin K. Rosendahl.

Witness my hand and official seal, this the 31st day of December, 2010.

Notary Public

My Commission Expires: 05-10-12

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903