Warranty Deed



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $158,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of June, 2013.

Notary Public

My commission expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Benjamin D. Dolgoff	New Owner	
231 5th Ave. North, #302	1055 Pine St. Apt. 540	093-06-1-B-612.00CO
Nashville, TN 37219	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRIAN VANDERMEY AKA BRIAN VANDER MEY, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN D. DOLGOFF, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit FD 302, The Kress Lofts, Phase II Amendment No 4. to the Master Deed, The Kress Lofts Condominiums, Exhibit "B-1", of record in Instrument No. 20071220-0146058, as corrected by Scrivener's Affidavit of record in Instrument No. 20080118-0006035, and amended in Instrument No. 20080331-0032083, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brian Vandermey, unmarried by Warranty Deed from Art Avenue Lofts, LLC, a Tennessee limited liability company, of record in Instrument No. 20080319-0027833, Register's Office for Davidson County, Tennessee, dated March 14, 2008 and recorded March 19, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 231 5th Ave. North, #302, Nashville, TN 37219.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20130055031 DEEDWARR
Recvd: 06/28/13 11:43 2 pgs
Fees:13.00 Taxes:584.60
20130628-0066772

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of June, 2013.

Brian Vandermey aka Brian Vander Mey

by Mary Julianna Vander Mey as Attorney in Fact

Brian Vandermey AKA Brian Vander Mey
by Mary Julianna Vander Mey as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of Jue, 2013, before me personally appeared Mary Julianna Vander Mey, 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 Brian Vandermey AKA Brian Vander Mey as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Brian Vandermey AKA Brian Vander Mey.

Witness my hand and seal this 21st day of June, 2013.

J. Brandon Miller

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

My Commission Expires: 9-9-2014

Mary Julianna Vander Mey, spouse of Brian Vandermey AKA Brian Vander Mey, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and descriptionshe might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Mary Julianna Vander Mey

Mary Julianna Vander Mey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary Julianna Vander Mey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of June, 2013.

J. Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY