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McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
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(2)

BILL GARRETT, Davidson County
Trans:T20130063103 DEEDWARR
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Fees:13.00 Taxes:403.30
20130724-0076600

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$100,000.00~~ $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th** day of **July, 2013**

Notary Public

MY COMMISSION EXPIRES: 9-5-2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Drummond	New Owner	082-14-0A-118.00-CO
(NAME)	(NAME)	
748 1st Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Bryan Solleveld, a single man and Ronald Solleveld, a married man as joint tenants with right of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David C. Drummond, a married man**, 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. 748 as specified on the Plat shown in the 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 and amended in Instrument No. 20051228-0155671, Register's Office for Davidson County, Tennessee, 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 Master Deed of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Bryan Solleveld, a single man and Ronald Solleveld, a married man as joint tenants with right of survivorship by Warranty Deed from Riverfront Condominiums Partnership dated January 6, 2006, of record in Instrument No. 20060109-0002654, Register's Office for Davidson County, TN.

Said property has never been used as a marital residence for Ronald Solleveld and his spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 748 1st Ave N, Nashville, TN 37201

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, has 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 our hands this **15th** day of **July, 2013**

Bryan Solleveld

Ronald Solleveld by Bryan Solleveld, Attorney in Fact

By Attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Bryan Solleveld,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **July, 2013**

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Bryan Solleveld**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Ronald Soleveld**, and who acknowledged that he executed the same as the fact and deed of the said **Ronald Solleveld**, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20130724007659 said Register's Office.

Witness my hand and official seal, this **15th** day of **July, 2013**

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

Notary Public

My commission expires: