Davidson County DEEDWARR
Recvd: 11/10/14 11:26 3 pgs
Fees:18.00 Taxes:1184.00
20141110-0103560

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

G-VRES-14-1700-201

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ronald S. Preissman, Jr.	Bank of America, N.A. c/o PHH Mortgage	
(NAME) **1700 18th Ave S #201**	(NAME) 1 Mortgage Way	**104-08-0M-201.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KENNETH M. PREMO, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RONALD S. PREISSMAN, JR., UNMARRIED AND RONALD S. PREISSMAN AN WIFE, MARGARET PREISSMAN ,** 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 Number 20070904-0105726, amended in Instrument Number 20080805-0080551, Instrument Number 20081029-0108159, Instrument Number 20081112-0111695, Instrument Number 20081124-0115172 and Instrument Number 20090224-0016363, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth M. Premo by deed from Duane F. Rosendahl and Erin K. Rosendahl of record in Instrument No. 20110103-0000600 Register's Office for Davidson County, Tennessee, dated December 31, 2010 and recorded on January 3, 2011.

The above referenced property has never been the principal marital residence of the GRANTOR.

This conveyance is subject to:
• County Taxes for the year 2015 and subsequent years.
• Subject to all matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Plat Book 4660, Page (s) 146, 147 & 148, Register's Office for Davidson County, Tennessee.
• All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Glen Condominiums of record in Instrument Number Instrument Number 20070904-0105726, as amended in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124-0115172, and Instrument No. 20090224-0016363, Register's Office for Davidson County, Tennessee, with By-Laws of The Glen Condominiums appended thereto as Exhibit "C".
• Charter of The Glen Condominium Association, Inc. of record in Instrument Number 20070628-0077121, in the Register's Office for DavidsonCounty, Tennessee.
• Subject to all matters shown on the Site Plan of The Glen attached as Exhibit "B" to the Master Deed of record in Instrument Number 20070904-0105726, as amended in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124-0115172, and Instrument No. 20090224-0016363, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20070820-0099189, in the Register's Office for Davidson County, Tennessee.
• Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070820-0099330, in the Register's Office for DavidsonCounty, Tennessee.
• Grant of Easement to Comcast of Nashville of record in Instrument Number 20090712-0068095, in the Register's Office for Davidson County, Tennessee.

- Articles of Organization of record in Instrument Number 20070628-0077527, in the Register's Office for DavidsonCounty, Tennessee.
- Maintenance Agreement of record in Instrument Number 20070820-0099330, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1700 18th Ave S #201 , Nashville, Tennessee 37212**.

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.

Witness my/our hand(s) this the 7th DAY OF NOVEMBER, 2014.

Kenneth M. Premo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH M. PREMO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of November, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

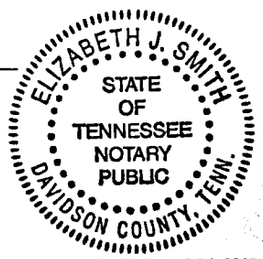
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires NOV. 3, 2015