File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150023124 DEEDWARR
Recvd: 03/30/15 14:48 2 pgs
Fees:13.00 Taxes:699.30
20150330-0027311

W & I Ref: (DKM) Title No.: 57242
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barry H. Soldinger Gayle Soldinger 4009 Deer Creek Blvd. Spring Hill, TN 37174	New Owner

TAX MAP PARCEL NUMBERS: 082140A04600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$189,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen Catandella and Debbie Catandella**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barry H. Soldinger and Gayle Soldinger, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 916 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, as amended in Instrument No. 20051228-0155671 and in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, 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 in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Steve Catandella and Debbie Catandella, husband and wife, and Luke Catandella, unmarried, by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee general partnership, dated July 31, 2006, recorded August 2, 2006 in Instrument No. 20060802-0094205, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Stephen Catandella and Debbie Catandella, husband and wife, tenants by the entirety with rights of survivorship, by Quitclaim Deed of record in Instrument No. 20140121-0005261, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, in Exhibit "E" to the Master Deed of record in Instrument No. 20051221-0153160, Instrument No. 20051228-01556711 and Instrument No. 20060518-0058640, said Register's Office, to which reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record Instrument No. 20051221-0153160, Instrument No. 20051228-01556711 and Instrument No. 20060518-0058640 and amendment to By-Laws of record in Instrument No. 20090109-0002382, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 916 1st Ave. North, Nashville, TN 37201

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20 day of March, 2015

X _____ Stephen Catandella

X Debbie Catandella Debbie Catandella

State of ~~Tennessee~~ Florida

County of ~~Davidson~~ Indian River

On this 20th day of March, 2015 before me the undersigned authority, personally appeared Stephen Catandella and Debbie Catandella, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH FRANK KELLER NOTARY My Comm. Expires April 29, 2016 No. EE 193731 PUBLIC STATE OF FLORIDA

My Commission Expires 04/29/2016

X Kenneth Frank Keller Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is ~~greater~~ for this transfer is: $189,000.00.

Affiant

Sworn and subscribed before me this 27th day of March, 2015.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017