WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF ~~NOVEMBER~~ December, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

B-SR-15-2139-T

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)
Terence Michael and David Andreone	Reid owner	
(NAME)	(NAME)	**104110G00400CO**
2139 D Acklen Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 **JAMES F. JACKSON, TRUSTEE OF THE MARY O. JACKSON LIVING TRUST,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TERENCE MICHAEL AND DAVID ANDREONE,** 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:

Unit No. 4, Acklen Place Condominiums, a Horizontal Property Regime, located on Acklen Avenue, Nashville, Davidson County, Tennessee, as shown on the Plat Of Acklen Place Condominiums, recorded in Book 6250, Page 450, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6561, Page 954, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Acklen Place Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 6561, Page 954, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to The Mary O. Jackson Living Trust by Quitclaim Deed from James F. Jackson, recorded on the 16th day of May, 2005 in Instrument No. 20050516-0054708, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James F. Jackson, Trustee of the Mary O. Jackson Living Trust by Quitclaim Deed of even date and recorded simultaneously herewith in Instrument No. 20151222-0128751, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ACKLEN PLACE CONDOMINIUMS, as recorded in Plat Book 6250, Page(s) 450, Register's Office for Davidson County, Tennessee.
- Terms and provisions of By-Laws recorded in Book 6561, Page 954, Register's Office for Davidson County, Tennessee.
- Master Deed establishing ACKLEN PLACE CONDOMINIUMS of record in Book 6561, Page 954, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2139 D Acklen Avenue, 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.

BILL GARRETT, Davidson County
Trans:T20150108137 DEEDWARR
Recvd: 12/22/15 13:51 2 pgs
Fees:13.00 Taxes:980.50
20151222-0128752

Witness my/our hand(s) this the 19th DAY OF NOVEMBER, 2015.

The Mary O. Jackson Living Trust

BY: _____
James F. Jackson
Trustee

STATE OF Florida
COUNTY OF St. Johns

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES F. JACKSON, TRUSTEE of THE MARY O. JACKSON LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19TH of November, 2015.

_____
Notary Public
My Commission Expires: _____
(SEAL)

DENNIS P. COX
Notary Public - State of Florida
Commission # FF 195089
My Comm. Expires May 26, 2019
Bonded through National Notary Assn.

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