WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

Y-MIG-16-110-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)
Michael Gass	**Mortgage Investors Group**	
(NAME)	(NAME)	
110 Riverstone Drive	**8320 East Walker Springs Lane**	**085-14-0A-110.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-2586	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRI WILLIAMS NUTTER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL GASS, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 110 on the Plan of Phase One, Riverstone Condominium Plat of record in Plat Book 6200, Page 466, amended in Book 6900, Page 317, 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 Terri Williams Nutter, unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20120403-0028202 Register's Office for Davidson County, Tennessee, dated March 30, 2012 and recorded on April 03, 2012.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 466, amended in Plat Book 6900, Page 317, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Riverstone Condominiumof record in Book 6998, Page 839, Book 7245, page 211; Book 6200, page 466 and 11016, page 159, Register's Office for Davidson County, Tennessee.
- Acreage Easement of record in Book 4786, Page 789; Book 5166, page 820, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 11016, Page 153, in the Register's Office for Davidson County, Tennessee.
- Right of Way Acquisition Warranty Deed of record in Instrument Number 20040109-0003624, in the Register's Office for DavidsonCounty, Tennessee.
- Articles of Incorporation/Charter of record in Book 7120, Page 707; Book 7257, Page 151 and Book 7824, Page 853, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7295, Page 991, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Riverstone Condominiums of record in Book 6998, Page 868, as restated in Book 7245, Page 250, in the 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: **110 Riverstone Drive, Nashville, Tennessee 37214-2586**.

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:T20160108417 DEEDWARR
Recvd: 12/09/16 10:49 2 pgs
Fees:13.00 Taxes:801.05

20161209-0129409

Witness my/our hand(s) this the 6th DAY OF DECEMBER, 2016.

Terri Williams Nutter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRI WILLIAMS NUTTER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of December, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



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