WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019 (AFFIX SEAL)

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

O-KW-16-222-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)
Jason Black	New Owner	
(NAME)	(NAME)	**93-5-2-A-116.00CO**
222 Polk Avenue, Unit 401		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **ROBERT J. RIOUX, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON BLACK,** 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 401 on the Plan of Watauga Condominiums (formerly known as Polk Manor Condominiums) created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6339, Page 281, amended in Book 6697, Page 889, and amended and restated in Instrument No. 20061025-0132105, Register's Office for said County, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in the Master Deed and By-Laws, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert J. Rioux by Warranty Deed from Steve L. Rogers and wife, Kay J. Rogers, recorded October 21, 2010 in Instrument No. 20101021-0084281, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference in the Master Deed recorded in Book 6339, Page 281, Book 6697, Page 889 and Instrument No. 20061025-0132105, Register's Office for Davidson County, Tennessee;
- Charter of HOA of record in Instrument No. 20061005-0123859, Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Taxes for year 2017 and thereafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **222 Polk Avenue, Unit 401, Nashville, Tennessee 37203**.

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:T20160109711 DEEDWARR
Recvd: 12/14/16 09:40 2 pgs
Fees:13.00 Taxes:619.75
20161214-0130949

Witness my/our hand(s) this the 9th DAY OF DECEMBER, 2016.

Robert J. Rioux by John Gleaves, Attorney In Fact

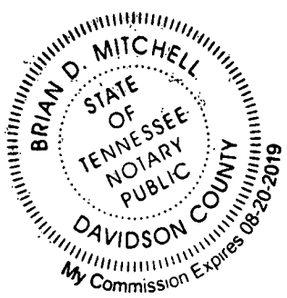
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT J. RIOUX, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT J. RIOUX.

Witness my hand and official seal, this the 9th of December, 2016.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)



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