WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170002304 DEEDWARR
Recvd: 01/10/17 08:46 2 pgs
Fees:13.00 Taxes:1184.00

20170110-0002586

O-MH-16-902-T

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 6th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DONNA DELVIORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
Jackson Capital Management, LLC	**New Owner**	
(NAME)	(NAME)	**082-14-0A-039.00-CO**
45 Huckleberry Dr.		
(ADDRESS)	(ADDRESS)	
Jackson, WY 83001		
(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, **MICHAEL HOOD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACKSON CAPITAL MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 902 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under the 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, said Register's Office, 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 under Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Michael Hood by Special Warranty deed from Federal National Mortgage Association of record in Instrument No. 20131016-0108216 Register's Office for Davidson County, Tennessee, dated October 09, 2013 and recorded on October 16, 2013.

This conveyance is subject to:
- By-Laws of record in Instrument No. 20090109-0002382, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument No. 20051216-0151344, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas of record in Instrument No. 20061229-0161139, in the Register's Office for Davidson County, Tennessee.
- TVA Easement of record in Book 2303, Page 437, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement(s) of record in Book 2098, Page 166, Book 1112, Page 881 and Book 7228, Page 400, in the Register's Office for Davidson County, Tennessee.
- Nashville Gas Easement of record in Book 2199, Page 537, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20160301-0019392, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **902 1st Avenue North, Nashville, Tennessee 37201-1033**.

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 6th DAY OF JANUARY, 2017.

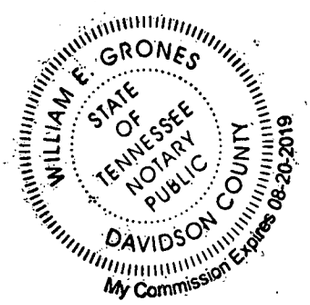
Michael Hood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL HOOD, 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 January, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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