Bill Garrett Davidson County
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Fees: $28.00 Taxes: $925.00
20171201-0122974

Prepared By:
Burr & Forman LLP (CTH)
511 Union Street, Suite 2300
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
Kevin Tuohy 6 Radiance Lane Rancho Margarita, CA 92688	Same	082-14-0A-040.00 CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ReCap Advisors, Inc., a Wyoming corporation ("Grantor") has this day bargained and sold and does hereby transfer and convey unto Kevin Tuohy and wife, Beatriz I. Tuohy (herein collectively, the "Grantee"), Grantee's heirs, successors and assigns, forever, the following described tracts or parcels of land located in Davidson County, Tennessee, described in Exhibit A attached hereto (the "Land").

This is improved property located at the intersection of 904 First Avenue North, Nashville, Davidson County, Tennessee. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description is drawn from recorded documents supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's successors and assigns.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and that other than those matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference, the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements and encroachments, all matters that an accurate survey would disclose, and 2017 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's successors and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's heirs, successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 29th day of November, 2017.

GRANTOR:

RECAP ADVISORS, INC.,
a Wyoming corporation

By: _____
Daryl McCubbin, President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, C. Tucker Herndon, a Notary Public for the State and County aforesaid, Daryl McCubbin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of ReCap Advisors, Inc., the maker, and is duly authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 29th of November, 2017.

C. TUCKER HERNDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)

COUNTY OF Davidson)

The consideration for this transfer of the Property is $250,000.00.

Subscribed and sworn to before me, this 29th **day of November, 2017.**

Notary Public

My Commission Expires: 5/5/2020

KRISTIE PUTMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 904 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 and amended in Instrument No. 20051228-0155671, and second amendment in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to RECAP ADVISORS, INC., a Wyoming Corporation, by Deed in Lieu of Execution Sale from Deborah Anne Kirby Reyes aka Debbie Reyes aka Debra Ann Kirby Reyes and husband, Julio A. Reyes, of record in Instrument No. 20170725-0075328, and by Corrected Deed in Lieu of Execution Sale, of record in Instrument No. 20171201-0122973, said Register's Office.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Davidson County real estate taxes for the year 2017 and subsequent years, which are now due but not delinquent until after March 1, 2018.

2. Master Deed of record as Instrument No. 20051221-0153160, as amended in Instrument Nos. 20051228-0155671, 20060518-0058640 and 20150402-0029055, said Register's Office.

3. Bylaws as set out in the Master Deed Restrictions of record as Instrument No. 20051221-0153160, and as amended in Instrument No. 20090109-0002382, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7228, page 400, and Book 11112, page 881, said Register's Office.

5. Warranty Deed of Flowage Easement granted unto USA of record in Book 2303, page 437, said Register's Office.

6. Easement for Lick Branch Sewer and Easement for East Nashville Interceptor Sewer for the sewage disposal system and plan as reserved in the Warranty Deed from City of Nashville of record in book 2098, page 166, said Register's Office.

7. Agreement granted unto the City of Nashville as shown by Decree of record in Minute Book 55, page 468, said Register's Office.

8. Easement granted unto USA by Nashville Gas Company as set out in the Warranty Deed of Flowage Easement of record in Book 2199, page 537, said Register's Office.

9. Memorandum of Lease with Web Service Company, Inc. of record in Book 11233, page 522, said Register's Office.

10. Subordination and Non-Disturbance Agreement of record in Book 11405, page 552, said Register's Office.

11. Easement for the flow of the waters of the Cumberland River and the rights of the public therein.

12. Rights of upper and lower riparian owners to the flow of the water of the Cumberland River, free from diminution or pollution.

13. Base Assessments and Special Assessments as set forth in the Master Deed of record in Instrument No. 20051221-0153160, said Register's Office.

14. Easements as set forth in the Master Deed of record in Instrument No. 20051221-0153160, said Register's Office.

15. Grant of Easement in Instrument No. 20160301-0019392, said Register's Office.