Bill Garrett Davidson County
Batch# 63737 DEEDWARR
03/01/2018 09:18:06 AM 2 pgs
Fees: $13.00 Taxes: $1,143.30
20180301-0019098

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$309,000.00
Susan Newton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th day of February, 2018.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 05/30/2018
(AFFIX SEAL)

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Reece 236 New Haven Blvd. Jupiter, FL 33458	New Owner	082 14-0A-075.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jae Jose, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michael Reece, unmarried

Hereinafter called the grantees, their heirs and assigns, a 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. 942 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 Number 20051221-0153160, as amended in Instrument Number 20051228-0155671, and Second Amendment in Instrument Number 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 Master Deed of record under Instrument Number 20051221-0153160, as amended in Instrument Number 20051228-0155671, and Second Amendment in Instrument Number 20060518-0058640, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Jae Jose, married by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee General Partnership, dated September 13, 2006, of record in Instrument Number 20060920-0116591, Register's Office for Davidson County, TN.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat as established by Master Deed and shown by amendment to Master Deed of record in Instrument Number 20060518-0058640, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Master Deed of record in Instrument Number 20051221-0153160, amended in Instrument Number 20051228-0155671, Instrument Number 20060518-0058640 and Instrument Number 20150402-0029055, Register's Office for Davidson County, Tennessee .
4) Property is subject to the HOA Charter of record in Instrument Number 20051216-0151344, said register's Office

5) Property is subject to By-Laws in Master Deed of record in Instrument Number 20051221-0153160, amended in Instrument Number 20051228-0155671 Instrument Number 20060518-0058640, Instrument Number 20150402-0029055 and amended By-Laws in Instrument Number 20090109-0002382, said Register's Office.
6) Property is subject to a Sewer Easement of record in Book 7228, Page 400 and Book 11112, Page 881, said Register's Office.
7) Property is subject to an Easement to Comcast of Nashville of record in Instrument Number 20160301-0019392, said Register's Office.
8) Property is subject to a Flowage Easement of record in Book 2303, Page 437, said Register's Office.
9) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **942 1st Ave. North, Nashville, TN 37201**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this 22nd day of February, 2018.

Jae Jose

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, Jae Jose, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 2/16/21

Emmanuel Tucker
Gwinnett County
Notary Public
Expires 02-16-2021
STATE OF GEORGIA

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076