SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110078966 DEEDWARRSP
Recvd: 12/14/11 08:59 4 pgs
Fees:23.00 Taxes:876.90
20111214-0097166

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS **$237,000.00**

Michael Brent McPherson, Attorney-In-Fact for Benjamin Margulies, Affiant

CECILIA M. HENSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SWORN TO AND SUBSCRIBED BEFORE ME THIS 12th **day of December, 2011.**

Notary Public

MY COMMISSION EXPIRES: 4/15/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Ernest B. Williams IV, PLLC
Ernest B. Williams, IV, Esquire
P.O. Box 159264
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Margulies C/o Steven K. Ridgeway, CPA Ridgeway & Warner, CPA 525 Olive Street P.O. Box 20310 Santa Barbara, CA 93120	**Same as owner**	**093090A09400CO**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUALBE CONSIDERATION(S) THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, **CADENCE BANK, N.A.,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **BENJAMIN MARGULIES, A SINGLE MAN** HEREINAFTER CALLED THE GRANTEE, GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED IN **EXHIBIT A,** ATTACHED.

This is **X** improved ☐ unimproved property, known as: **1510 Demonbreun St, Unit 1210, Nashville, TN 37203.**

This property is unencumbered, except as set forth in Exhibit B.

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, its heirs and assigns forever; and Grantor does covenant with the said GRANTEE that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons claiming by and through the GRANTOR, but not further or otherwise. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 9 day of December, 2011.

Cadence Bank, N.A.

Frazer Gieselmann, Senior-Vice President

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the Undersigned, a Notary Public of the State and County aforesaid, personally appeared **Frazer Gieselmann,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Senior Vice President of Cadence Bank, N.A.,** the within named bargainor, a National Banking Association, and that he as such **Senior Vice President,** executed the foregoing instrument for the purposes therein contained by signing the name of Cadence Bank, N.A., by himself as such **Senior-Vice President.**

WITNESS MY HAND AND OFFICIAL SEAL this 9th day of December, 2011.

Notary Public

CHARLES K. MCKELROY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: **My Commission Expires: June 4, 2013**

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 1510 Demonbreun St, Unit 1210, Nashville, TN 37203.

Legal Description:

Land in Davidson County, Tennessee being Unit # 1210, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a Condominium established by Master Deed, of record at Instrument No. 20070725-0088390, as amended and or restated from time to time (the "Master Deed") by amendment at Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950 and Instrument No. 20110906-0068936 Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed as amended.

Being a portion of the same property conveyed to Cadence Bank, N.A., by virtue of Successor Trustee's Deed dated September 6, 2011, recorded September 6, 2011 as Instrument Number 20110906-0068940, Davidson County Register of Deeds office.

EXHIBIT B

(Exceptions)

This conveyance is made subject to:

1. Taxes for the 2011 year, a lien due and payable but not delinquent.
   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060331-0036680, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed For The Rhythm At Music Row, A Condominium of record in Instrument No. 20070725-0088390, amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, and in Instrument No. 20090625-0059073, Instrument No. 20110324-0022950 and in Instrument No. 20110324-0022950, said Register's Office, Davidson County, Tennessee.
4. Matters shown on the Plan of record in Instrument No. 20080402-0033103, said Register's Office.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. §66-27-101, et seq.
6. Easement for Right of Entry of record in Instrument No. 20070430-0050890, Register's Office for Davidson County, Tennessee.
7. Storm Water detention agreement of record in Instrument No. 20070423-0047689, Register's Office for Davidson County, Tennessee.
8. Assessments, Special Assessments, Capital Improvement Assessments, and Limited Common Element Assessments as set forth in the Master Deed For The Rhythm At Music Row, A Condominium of record in Instrument No. 20070725-0088390, said Register's Office.
9. Subject to the Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, Page 404, amended in Book 11625, Page 252, said Register's Office.
10. Assessments, Special Assessments, Capital Improvement Assessments, and Limited Common Element Assessments as set forth in the Master Deed For The Rhythm At Music Row, A Condominium of record in Instrument No. 20070725-0088390, said Register's Office.
11. Easements as set forth in the Master Deed For The Rhythm At Music Row, A Condominium of record in Instrument No. 20070725-0088390, said Register's Office.
12. Easements as set forth in the First Amendment to the Master Deed For The Rhythm At Music Row, A Condominium of record in Instrument No. 20080219-0015612, said Register's Office.
13. Assessments as set forth in the Sixth Amendment to the Master Deed For The Rhythm At Music Row, A Condominium of record in Instrument No. 20090625-0059073, said Register's Office.