BILL GARRETT, Davidson County
Trans:T20120003611 DEEDWARRSP
Recvd: 01/17/12 10:05 4 pgs
Fees:23.00 Taxes:814.00
20120117-0004333

Box 44

This Instrument Prepared By:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

AFFIANT

Subscribed and sworn to before me, this 12th day of January, 2012.

Notary Public

My Commission Expires: 1/10/14

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
IRA Innovations Inc. FBO Eddie W. McCullar IRA 3615 Hoods Hill Road Nashville, TN 37215	SAME	093090A05000CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PINNACLE NATIONAL BANK**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **IRA INNOVATIONS INC. FBO EDDIE W. MCCULLAR IRA**, hereinafter called the Grantee, its

successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 902, together with the appurtenant interest in the common elements of The Rhythm At Music Row, a condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20070725-0088390, as amended in Instrument No. 20080219-0015612; Instrument No. 20080410-0036475; Instrument No. 20080701-0068043; Instrument No. 20081201-0116444; Instrument No. 20090608-0053187; Instrument No. 2009065-0059073; Instrument No. 20110324-0022950 and at Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee, said Units being depicted on the Condominium Site Plat attached as Exhibit B to the aforementioned Master Deed, as amended.

Together with Parking Space R1 as set forth in the Eighth Amendment to Master Deed of record in Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Pinnacle National Bank by deed dated September 6, 2011, from Ernest B. Williams IV, Successor Trustee, of record at Instrument No. 20110906-0068942, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, which have been prorated and assumed by Grantor. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom

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, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed for the Rhythm At Music Row, A Condominium of record in Instrument No. 20070725-0088390, as amended in Instrument No. 20080219-0015612; Instrument No. 20080410-0036475; Instrument No. 20080701-0068043; Instrument No. 20081201-0116444; Instrument No. 20090608-0053187; Instrument No. 2009065-0059073; Instrument No. 20110324-0022950 and Eighth Amendment to Master Deed including

right of first refusal of record at Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Instrument No. 20080402-0033103, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record at Instrument No. 20070423-0047689, Register's Office for Davidson County, Tennessee.

6. Right of Entry of record in Instrument No. 20070430-0050890, Register's Office for Davidson County, Tennessee.

7. Subject to the Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, page 404, as amended in Book 11625, page 252, Register's Office for Davidson County, Tennessee.

8. Right of First Refusal as set forth in the Eighth Amendment to Master Deed for The Rhythm At Music Row, of record in Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee.

9. Rights of others in and to the common elements.

This is improved property known as: 1510 Demonbreun Str., #902 Nashville, TN 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, its successors and assigns, forever; and it covenants with the said Grantee that it is lawfully seized 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 further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

WITNESS my hand this 12th day of January, 2011.

PINNACLE NATIONAL BANK

By: _____
William L. Fuson, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM L. FUSON,** 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 **Vice President**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12 day of January, 2012.

Notary Public

My Commission Expires: 11/7/14

SHARON B. MOORLAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON