This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120015791 DEEDWARR
Recvd: 03/05/12 08:49 2 pgs
Fees:13.00 Taxes:980.50
20120305-0018763

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $265,000.00.

Cari Tiesl
Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn before me this the 24th day of February, 2012.

Dana Delworth
Notary Public
My commission expires: 01/07/2013

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Priya Mani<br>1510 Demonbreun Street #1001<br>Nashville, TN 37203 | Pinnacle National Bank<br>150 3rd Avenue South #900<br>Nashville, TN 37201 | 93-9A-61 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EMILY STEWART, UNMARRIED hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PRIYA MANI, single woman hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1001, 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. 20090625-0059073, Instrument No. 20110324-0022950, and 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 No. 80 as set forth in the Eighth Amendment to the Master Deed of record in Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Emily Stewart, a single woman, by deed from Pinnacle National Bank, dated September 30, 2011 of record in Instrument No. 20111003-0076410, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1510 Demonbreun Street #1001, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 24th day of February, 2012.

Emily Stewart by John Woodlee As her Attorney in Fact
Emily Stewart
By: John Woodlee As Her Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 24th day of February, 2012, before me, the undersigned Notary Public in and for said County and State, personally appeared John Woodlee with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Emily Stewart, by John Woodlee, Power of Attorney dated February 22, 2012, and who acknowledged that he executed the same as the free act and deed of Emily Stewart.

Witness my hand and official seal this 24th day of February, 2012.

My Commission Expires: 09/09/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

ES by JW her AIF