WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-25-2012
(AFFIX SEAL)

R-VRES-12-1110

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William D. Whitters	Farmers + Merchants	
2863 Waterstreet NE ~~1610 Demonbreun Street #1110~~	Savings (NAME) Bank 4000 First Ave NE	
(ADDRESS) ~~Nashville, TN 37203~~ Swisher IA 52338	(ADDRESS) Cedar Rapids, IA 52402	93-9-A-82.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we STEVE SHELDON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM D. WHITTERS AND LISA M. WHITTERS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1110, 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 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 115 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 THE SAME PROPERTY CONVEYED TO STEVE SHELDON BY SPECIAL WARRANTY DEED FROM PINNACLE NATIONAL BANK, RECORDED ON THE 30TH DAY OF SEPTEMBER, 2011 IN INSTRUMENT NO. 20110930-0075695, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20080402-0033103; INSTRUMENT NO. 20060331-0036680; INSTRUMENT NO. 20070725-0088390; INSTRUMENT NOS. 20080219-0015612, 20080410-0036475, 20080701-0068043, 20081201-0116444, 20090608-0053187, 20090625-0059073, 20110324-0022950 AND 20110906-0068936; INSTRUMENT NO. 20070430-0050890; INSTRUMENT NO. 20070423-0047689; BOOK 11625, PAGE 252; INSTRUMENT NO. 20110906-0068936; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

TERRI HILL SHELDON JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 1510 Demonbreun Street #1110, Nashville, Tennessee 37203
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120017143 DEEDWARR
Recvd: 03/08/12 11:07 2 pgs
Fees:13.00 Taxes:965.70
20120308-0020338

Witness my/our hand(s) this 1st day of March, 2012.

Steve Sheldon

Terri Hill Sheldon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Sheldon and Terri Hill Sheldon, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 1st day of March, 2012.

Notary Public

My Commission Expires: June 11 2014

(SEAL)

NOTARY PUBLIC STATE AT LARGE, KENTUCKY BRUCE D. WILKERSON

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483