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:T20120025763 DEEDWARR
Recvd: 04/09/12 15:07 2 pgs
Fees:13.00 Taxes:1387.50
20120409-0030253

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $375,000.00.

Affiant

Subscribed and sworn before me this the 28th day of March, 2012.

Notary Public
My commission expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ron Rice 1510 Demonbreun St #604 Nashville, TN 37203	Pinnacle National Bank 150 3rd Ave South Nashville, TN 37212	93-9-A-16.00CO

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, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RON RICE AND PAM RICE, HUSBAND AND WIFE, 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. 604, together with the appurtenant interest in the common elements of The Rhythm At Music Row, a Condominium, a horizontal regime established by Master Deed of record in Instrument No. 20070725-0088390, as amended in Instrument No. 20080219-0015612; Instrument No. 20080410-0036675; 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 29 & 30 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 Emily Stewart by Special Warranty Deed from Pinnacle National Bank of record in Instrument No. 20111003-0076408; dated September 30, 2011; said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1510 Demonbreun St #604, 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 28th day of March, 2012.

Emily Stewart by John Woodlee

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

STATE OF Tennessee

COUNTY OF Davidson

On this 28th day of March, 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 Power of Attorney dated March 12, 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 28th day of March, 2012.

My Commission Expires:

11/7/12

Notary Public

