BILL GARRETT, Davidson County
Trans:T20120041462 DEEDWARR
Recvd: 06/06/12 07:26 2 pgs
Fees:13.00 Taxes:1017.50

20120606-0049117

WARRANTY DEED

G-VRES-12-1510-1102

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Ashok Desai	Ashok Desai	
1510 Demonbreun Street #1102 (ADDRESS)	(NAME) 1510 Demonbreun Street #1102 (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	93-9-A-74.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TOMMY JACKSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ASHOK DESAI, A MARRIED MAN, 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 1102, THE RHYTHM AT MUSIC ROW, A CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20070725-0088390, AMENDED IN INSTRUMENT NOS. 20080219-0015612, 20080410-0036475, 20080701-0068043, 20081201-0116444, 20090608-0053187, 20090625-0059073, 20110324-0022950 AND 20110906-0068936, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO TOMMY JACKSON BY SPECIAL WARRANTY DEED FROM RHYTHM PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 20TH DAY OF JULY, 2010 IN INSTRUMENT NO. 20100720-0056836, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF RHYTHM AT MUSIC ROW, AS RECORDED IN INSTRUMENT NO. 20080402-0033103; CONDITIONS, COVENANTS, RESERVATIONS, REQUIREMENTS, RESTRICTIONS, OPTIONS, BURDENS, AGREEMENTS, UNDERTAKINGS, ASSESSMENTS AND OTHER PROVISIONS CONTAINED IN OR INCORPORATED BY REFERENCE INTO THE MASTER DEED ESTABLISHING THE RHYTHM AT MUSIC ROW, A CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20070725-0088390, AS AMENDED BY INSTRUMENT(S) OF RECORD IN INSTRUMENT NOS. 20080219-0015612, 20080410-0036475, 20080701-0068043, 20081201-0116444, 20090608-0053187, 20090625-0059073, 20110324-0022950 AND 20110906-0068936; ALSO SUBJECT TO EASEMENTS, RIGHTS AND INTERESTS IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDING THEREON; EASEMENT FOR RIGHT OF ENTRY, RECORDED IN INSTRUMENT NO. 20070430-0050890; STORMWATER DETENTION AGREEMENT RECORDED AT INSTRUMENT NO. 20070423-0047689; RESTRICTIVE COVENANTS FOR ARTS CENTER REDEVELOPMENT PLAN RECORDED IN BOOK 10965, PAGE 404, AMENDED IN BOOK 11625, PAGE 252; DRIVEWAY AGREEMENT REFERENCED IN DEED RECORDED AT INSTRUMENT NO. 20030131-0014020, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1510 Demonbreun Street #1102, 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.

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

Tommy Jackson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tommy Jackson, 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 June, 2012.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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