RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

ELENA V. VILLARCE
Commission # 1928129
Notary Public - California
San Mateo County
My Comm. Expires Mar 10, 2015

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120060813 DEEDWARR
Recvd: 08/15/12 10:31 3 pgs
Fees:18.00 Taxes:1665.00
20120815-0072997

STATE OF ~~TENNESSEE~~ EVV California
COUNTY OF San Mateo

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Gerry A Blunt
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of August, 2012.

NOTARY PUBLIC

My commission expires: March 10, 2015

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey Carter and Holly Carter 1510 Demonbreun St # 1104 Nashville, TN 37203	Eastman Credit Union 2021 Meadowview Lane Kingsport, TN 37660	093090A076.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Fifty Thousand and 00/100 Dollars ($450,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **GERRY A. BLUNT, a single person,** hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto, **CASEY C. CARTER AND WIFE, HOLLY G. CARTER,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1104, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a horizontal property regime established by Master Deed of record in Instrument No. 20070725-0088390 amended in Instrument No 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187 and Instrument No. 20090625-0059073,* Register's Office for Davidson County, Tennessee, said Unit being described on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed as amended.

Being the same property conveyed to Gerry A. Blunt, a single person, by Special Warranty Deed from Rhythm Partners LLC, a Tennessee limited liability company, dated 9/14/2009, recorded 9/18/2009, of record in Instrument 20090918-0087296, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1510 Demonbreun Street, #1104, Nashville, TN 37203.

* and Instrument 20110324-0022950
and Instrument 20110906-0068936

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 10 day of August, 2012.

Gerry A Blunt

GERRY A. BLUNT

EW

STATE OF ~~TENNESSEE~~ California
COUNTY OF San Mateo

Personally appeared before me, a Notary Public, Gerry A. Blunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10 day of August, 2012.

Notary Public

Elena V. Villarce

Printed Notary Name

My commission expires: March 10, 2015

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Mateo

On August 10, 2012 before me, Elena V. Villarce, Notary Public
(Here insert name and title of the officer),

personally appeared Gerry A. Blunt,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

ELENA V. VILLARCE
Commission # 1926129
Notary Public - California
San Mateo County
My Comm. Expires Mar 10, 2015

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Transfer Declaration - J
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date ____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document