BILL GARRETT, Davidson County
Trans:T20120062256 DEEDWARR
Recvd: 08/21/12 08:59 2 pgs
Fees:13.00 Taxes:1961.00
20120821-0074834

# WARRANTY DEED

R-VRES-12-1510-1201

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 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 |
|---|---|---|
| Blake M. Warren | SWBC Mortgage Corporation | |
| 1545 Misson Valley Road (ADDRESS) | (NAME) 5055 Maryland Way, Suite 200 (ADDRESS) | |
| New Braunfels, TX 78132 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (CITY) (STATE) (ZIP) | 093-09-A-85.00C0 |

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, we KENNETH L. MARTINSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BLAKE M. WARREN AND KELLY WARREN, 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, 1201, 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. 200707250088390, AS AMENDED IN INSTRUMENT NO. 200802190015612; INSTRUMENT NO. 200804100036475; INSTRUMENT NO. 200807010068043; INSTRUMENT NO. 200812010116444; INSTRUMENT NO. 200906080053187; INSTRUMENT NO. 20090650059073; INSTRUMENT NO. 201103240022950 AND AT INSTRUMENT NO. 201109060068936, 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 SPACES 118 AND 119 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 KENNETH L. MARTINSON BY DEED FROM PINNACLE NATIONAL BANK OF RECORD IN INSTRUMENT 201111160089654, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 15, 2011. BEING PART OF THE SAME PROPERTY CONVEYED TO PINNACLE NATIONAL BANK BY TRUSTEE'S DEED FROM ERNEST B. WILLIAMS IV, AS SUCCESSOR TRUSTEE OF RECORD IN INSTRUMENT 201109060068942, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 6, 2011. BEING PART OF THE SAME PROPERTY CONVEYED TO RHYTHM PARTNERS, LLC BY DEED FROM LUI NASHVILLE DEMONBREUN STREET II, LLC , A DELAWERE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT 200603310036681, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 31, 2006, AND BY QUITCLAIM DEED OF RECORD IN INSTRUMENT 200603310036682, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 31, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 200603310036680; INSTRUMENT NUMBER 200707250088390; INSTRUMENT 200802190015612; INSTRUMENT 200804100036475; INSTRUMENT 200807010068043; INSTRUMENT 200812010116444; INSTRUMENT 200906080053187; INSTRUMENT 200906250059073; INSTRUMENT 201103240044950; INSTRUMENT 201109060068936; INSTRUMENT 200704230047689; INSTRUMENT 200704300050890; BOOK 10965, PAGE 404; BOOK 11625, PAGE 252; INSTRUMENT 200804020033103; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 1510 Demonbreun Street #1201, 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 15th day of August, 2012.

Kenneth L. Martinson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth L. Martinson, 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 15th day of August, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE
COUNTY

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