WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130001416 DEEDWARR
Recvd: 01/07/13 09:24 2 pgs
Fees:13.00 Taxes:1110.00

20130107-0001648

G-VRES-12-1510-903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 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 and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ROGER D. Clapp (NAME)	**SAME AS NEW OWNER** (NAME)	
1510 Demonbreun Street #903 (ADDRESS)	(ADDRESS)	**93-9-A-51.00 CO**
Nashville, TN 37203 (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, we **JLT PROPERTIES, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROGER D. CLAPP, MARRIED,** 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 903 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 NOS. 20080219-0015612, 20080410-0036475, 20080701-0068043, 20081201-0116444, 20090608-0053187, 20090625-0059073, 20110324-0022950 AND 20110906-0068936, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "B" TO THE AFOREMENTIONED MASTER DEED, AS AMENDED.

BEING THE SAME PROPERTY CONVEYED TO JLT PROPERTIES, LLC BY SPECIAL WARRANTY DEED FROM CADENCE BANK, N.A., RECORDED ON THE 28TH DAY OF OCTOBER, 2011 IN INSTRUMENT NO. 20111028-0083992, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013; ALL MATTERS SET FORTH ON THE PLAT OF RHYTHM AT MUSIC ROW OF RECORD IN INSTRUMENT NO. 20080402-0033103; COVENANTS, CONDITONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20060331-0036680; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20070725-0088390 AMENDED BY INSTRUMENTS OF RECORD IN INSTRUMENT NOS 20080219-0015612, 20080410-0036475, 20080701-0068043, 20081201-0116444, 20090608-0053187, 20090625-0059073, 20110324-0022950 AND 20110906-0068936; EASEMENT OF RECORD IN INSTRUMENT NO. 20070430-0050890; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20070423-0047689; DRIVEWAY AGREEMENT OF RECORD IN INSTRUMENT NO. 20030131-0014020 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1510 Demonbreun Street #903 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 27th day of December, 2012.

JLT Properties, LLC

BY: _____
John Gleaves, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of December, 2012, before me personally appeared John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of JLT Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of December, 2012.

_____
Notary Public

My Commission Expires: 5-20-14

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212