Record and Return
Tennessee Title Services
101 Springhouse Ct s-202
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 2013.

Megan Paulus
Notary Public

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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130021992 DEEDWARR
Recvd: 03/18/13 14:29 2 pgs
Fees:13.00 Taxes:851.00
20130318-0026740

G-VRES-13-1510-507

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE 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)
David Edwards (NAME)	First Bank (NAME)	
1510 Demonbreun Street #507 (ADDRESS)	3500 Blue Lake Dr. Ste 325 (ADDRESS)	**093090A00700CO**
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Birmingham, AL 35243 (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 **KAMEE E. SPEAR, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID EDWARDS, A SINGLE PERSON,** 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 507, 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 DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "B" TO THE AFOREMENTIONED MASTER DEED, AS AMENDED.

BEING THE SAME PROPERTY CONVEYED TO KAMEE E. SPEAR, UNMARRIED BY SPECIAL WARRANTY DEED FROM RHYTHM PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 5TH DAY OF FEBRUARY, 2010 IN INSTRUMENT NO. 20100205-0009454, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXEES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAT OF RHYTHM AT MUSIC ROW OF RECORD INSTRUMENT NO. 20080402-0033103; COVENANTS, CONDITIONS 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 INSTRUMENT NOS. 20080219-0015612, 20080410-0036475,20080701-0068043, 20081201-0116444, 20090608-0053187, 20090625-0059073, 20110324-0022950 AND INSTRUMENT NO. 20110906-0068936; EASEMENT OF RECORD IN INSTRUMENT NO. 20070430-0050890, STORWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20070423-0047689, 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 #507 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 12th day of March, 2013.

Kamee E. Spear by John Gleaves,
Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KAMEE E. SPEAR and who acknowledged he executed the same as the free act and deed of the said KAMEE E. SPEAR.

Witness my hand and official seal, this the 12th day of March, 2013.

Notary Public
My Commission Expires: 1-9-16

(SEAL)

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