BILL GARRETT, Davidson County
Trans: T20130036163 DEEDWARR
Recvd: 05/01/13 14:40 2 pgs
Fees: 13.00 Taxes: 1110.00

20130501-0043823

WARRANTY DEED

G-RP-13-1510-903

STATE OF Tennessee
COUNTY OF Davidson

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

Julia M. Clapp
Affiant

Subscribed and sworn to before me, this 29th DAY OF April, 2013.

Megan Paulus
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
Lauren Clapp	F&M Bank	
1510 Demonbreun Street #903 (ADDRESS)	50 Franklin Street (NAME) (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	93-9-A-51.00 CO

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 ROGER D. CLAPP, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAUREN CLAPP, A SINGLE WOMAN JULIA M. CLAPP, A MARRIED WOMAN, 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 ROGER D. CLAPP, MARRIED BY WARRANTY DEED FROM JLT PROPERTIES, LLC, RECORDED ON THE 7TH DAY OF JANUARY, 2013 IN INSTRUMENT NO. 20130107-0001648, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. 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 IS NOT THE PRIMARY OR MARITAL RESIDENCE OF THE UNDERSIGNED GRANTOR.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING; 1) ALL APPLICABLE ZONING ORDINANCES, 2) UTILITY, SEWER, DRAINAGE AND OTHER EASEMENTS OF RECORD, 3) ALL CONDOMINIUM ASSESSMENTS, COVENANTS, BYLAWS, RESTRICTIONS, AND DECLARATIONS OR RECORD, AND 4) ALL OTHER MATTERS OF PUBLIC RECORD.

unimproved ( )

This is improved (X) 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 29th day of April, 2013.

Roger D. Clapp

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger D. Clapp, 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 22nd day of April, 2013.

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