BILL GARRETT, Davidson County
Trans:T20130043108 DEEDWARR
Recvd: 05/23/13 09:35 2 pgs
Fees:13.00 Taxes:1184.00

20130523-0052082

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$320,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-13-1510-1003

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)
The Collins Family Trust	NEW OWNER	
(NAME)	(NAME)	
1510 Demonbreun Street #1003	25965 N. 82ND ST.	93-9-A-63.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	SCOTTSDALE, AZ 85255	
(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 **CHRIS RYAN JONES, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN M. COLLINS AND JULIE E. COLLINS, TRUSTEES OF THE COLLINS FAMILY TRUST DATED JANUARY 20, 2004,** 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 1003, 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, INSTRUMENT NO. 20090625-0059073, AND INSTRUMENT NO. 20110324-0022950, 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 CHRIS RYAN JONES BY SPECIAL WARRANTY DEED FROM RHYTHM PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 2ND DAY OF SEPTEMBER, 2011 IN INSTRUMENT NO. 20110902-0068155, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID CHRIS RYAN JONES IS ALSO KNOWN AS CHRISTOPHER JONES LISTED ON THE POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH. CHRIS RYAN JONES AND CHRISTOPHER JONES ARE ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ON THE PLAT OF RHYTHM AT MUSIC ROW OF RECORD IN 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 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; RESTRICTIVE COVENANTS OF RECORD IN BOOK 10965, PAGE 404 AMENDED IN BOOK 11625, PAGE 252; 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 #1003 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 21st day of May, 2013.

Chris Ryan Jones 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 CHRIS RYAN JONES and who acknowledged he executed the same as the free act and deed of the said CHRIS RYAN JONES.

Witness my hand and official seal, this the 21st day of May, 2013.

Notary Public
My Commission Expires:

(SEAL)

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