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Prepared by:
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103 Forrest Crossing Blvd Suite 205
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615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 16 day of May 2013.

Notary Public
My commission expires: 9-23-15

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20130043213 DEEDWARR
Recvd: 05/23/13 10:57 2 pgs
Fees:13.00 Taxes:1295.00
20130523-0052220

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
David P. Snodgrass 1510 Demonbreun Street, #1103 Nashville TN 37023-0000	New Owner	93O-90A-7500CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Frank Thomas and wife Gloria M. Thomas hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to David P. Snodgrass, a single man hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 1103, 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, Instrument No. 20110324-0022950 and Instrument No. 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 Frank Thomas and wife Gloria M. Thomas Deed from Rhythm Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20090515-0044989 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Rhythm at Music Row of record in Instrument No. 20080402-0033103, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20070725-0088390, amended in Instrument No. 20080219-0015612, 20080410-0036475, 20080701-0068043, 20081201-0116444, 20090608-0053187, 20090625-0059073, 20110324-0022950 and 20110906-0068936, Register's Office for Davidson County, Tennessee. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Rhythm at Music Row Condominiums 4) Restrictive Covenants of Arts Center Redevelopment Plan contained in an instrument of record in Book 10965, page 404 and Book 11625, page 252, Register's Office for Davidson County, Tennessee 5) Declarations of Covenants, Conditions and Restrictions for 1508 and 1510 Demonbreun Street of record in Instrument No. 20060331-0036680, Register's Office for Davidson County, Tennessee. 6) Easement for Right of Entry of record in Instrument No. 20070430-0050890, Register's Office for Davidson County, Tennessee 7) Storm water detention agreement of record in Instrument No. 20070423-0047689, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1510 Demonbreun Street, #1103, Nashville, Tennessee 37023-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16th day of May, 2013.

Frank Thomas

Gloria M. Thomas, by Frank Thomas attorney in fact
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of May, 2013.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this _____day of May, 2013 before me personally appeared Frank Thomas to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gloria M. Thomas acknowledged that such person executed the same as the free act and deed of Gloria M. Thomas.

Notary Public

My Commission expires 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 07624