BILL GARRETT, Davidson County
Trans:T20130054792 DEEDWARR
Recvd: 06/28/13 08:20 2 pgs
Fees:13.00 Taxes:1735.30

20130628-0066409

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June, 2013.

Notary Public

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

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-13-1510-504

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)
Martin Frederiksen (NAME)	**Same as New Owner** (NAME)	**93-9-A-4.00-CO**
1510 Demonbreun Street #504 (ADDRESS)	(ADDRESS)	
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 **STEPHEN TRULL, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARTIN FREDERIKSEN AND SHERRI FREDERIKSEN, HUSBAND AND WIFE,** 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 NO. 504, 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. 200707250088390, AMENDED IN INSTRUMENT NO. 200802190015612, INSTRUMENT NO. 200804100036475, INSTRUMENT NO. 200807010068043, INSTRUMENT NO. 200812010116444, INSTRUMENT NO. 200906080053187, AND INSTRUMENT NO. 200906250059073, INSTRUMENT 201103240022950 AND INSTRUMENT 201109060068936, 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 JENNIFER SHOEMAKER AND HUSBAND, TROY WADE SHOEMAKER BY DEED FROM RHYTHM PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT 201006070044156, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 3, 2010. BEING THE SAME PROPERTY CONVEYED TO STEPHEN TRULL BY DEED FROM JENNIFER SHOEMAKER AND HUSBAND, TROY WADE SHOEMAKER OF RECORD AT INSTRUMENT NO. 20121121-0107525, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 15, 2012 AND RECORDED ON NOVEMBER 21, 2012.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 200603310036680; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 200707250088390 AMENDED IN INSTRUMENT NO. 200802190015612, INSTRUMENT NO. 200804100036475, INSTRUMENT NO. 200807010068043, INSTRUMENT NO. 200812010116444, INSTRUMENT NO. 200906080053187, INSTRUMENT NO. 200906250059073, INSTRUMENT NO. 201103240022950 AND INSTRUMENT NO. 201109060068936; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 200704230047689; EASEMENT OF RECORD IN INSTRUMENT NO. 200704300050890; RIGHT OF FIRST REFUSAL IN EIGHT AMENDMENT TO MASTER DEED OF RECORD IN INSTRUMENT NO. 201109060069036; RESTRICTIVE COVENANTS OF THE ART CENTER REDEVELOPMENT PLAN IN BOOK 10965, PAGE 404 AMENDED IN BOOK 11625, PAGE 252 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1510 Demonbreun Street #504 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 18th day of June, 2013.

Stephen Trull by C. Loy Carney, A.I.F.
Stephen Trull

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared C. LOY CARNEY 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 STEPHEN TRULL and who acknowledged he executed the same as the free act and deed of the said STEPHEN TRULL.

Witness my hand and official seal, this the 18th day of June, 2013.

Notary Public
My Commission Expires: 8-17-2015

(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

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