BILL GARRETT, Davidson County
Trans:T20130083201 DEEDWARR
Recvd: 09/26/13 10:31 2 pgs
Fees:13.00 Taxes:1217.30

20130926-0101029

WARRANTY DEED

G-CBB-13-1510

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Randall Colton Wherry
Affiant

Subscribed and sworn to before me, this 23rd DAY OF September, 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
Randall Colton Wherry	Randall Colton Wherry	
1510 Demonbreun St., Unit 510	(NAME) 1510 Demonbreun St., Unit 510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	93-9-A-10.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KEVIN P. HARTLEY, UNMARRIRED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RANDALL COLTON WHERRY, AN UNMARRIED MAN, 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. 510, 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, AS 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. 20110901-0068936, 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 KEVIN P. HARTLEY BY SPECIAL WARRANTY DEED FROM RHYTHM PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 19TH DAY OF AUGUST, 2010 IN INSTRUMENT NO. 20100819-0065632, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20080402-0033103; INSTRUMENT NO. 20070725-0088390, AS AMENDED BY INSTRUMENT(S) OF RECORD IN INSTRUMENT NOS. 20080219-0015612, 20080410-0036475, 20080701-0068043, 20081201-0116444, 20090608-0053187, 20090625-0059073, 20110324-0022950 AND 20110906-0068936; INSTRUMENT NO. 20070430-0050890; INSTRUMENT NO. 20070423-0047689; BOOK 10965, PAGE 404, AMENDED IN BOOK 11625, PAGE 252; INSTRUMENT NO. 20030131-0014020, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1510 Demonbreun St., Unit 510, 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 23rd day of September, 2013.

Kevin P. Hartley

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN P. HARTLEY, 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 23rd day of September, 2013.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903