BILL GARRETT, Davidson County
Trans:T20130085960 DEEDWARRSP
Recvd: 10/04/13 10:35 3 pgs
Fees:18.00 Taxes:1283.90
20131004-0104428

THIS INSTRUMENT PREPARED BY: MCKENZIE LAIRD, PLLC 4015 Hillsboro Pike, Suite 222 Nashville, TN 37215 Record & Return To: McKenzie Laird, PLLC ML File No. 10319-001	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $347,000.00 Affiant Subscribed and sworn before me this ____ day of September, 2013. Notary Public My Commission Expires: 3-3-2015

LINDA MILLER SHERBORNE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 03-03-2015

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Marlow and Lindsay Marlow 1510 Demonbreun Street, Unit 503 Nashville, TN 37203	New Owner	Map and Parcel No.: 093-090A-00300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK OTTINGER and wife, CHERYL OTTINGER** (being one in the same as Patrick S. Ottinger and Cheryl C. Ottinger)("Grantor") through their ATTORNEY-IN-FACT, Talbott P. Ottinger, pursuant to the attached Act of Mandate, has this day bargained and sold, and does hereby transfer and convey to CHRISTOPHER MARLOW and LINDSAY MARLOW, Husband and Wife ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on "Exhibit A" hereto.

This is improved property located at 1510 Demonbreun Street, Unit 503, Nashville, TN 37203.

TO HAVE AND TO HOLD, said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors, heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on "Exhibit A." Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument as of September 30, 2013.

Patrick Ottinger and wife, Cheryl Ottinger, through their Attorney-in-Fact, Talbott P. Ottinger

STATE OF TENNESSEE)

)

COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned Notary Public, in and for the said State and County, Talbott P. Ottinger, as the Attorney-in-Fact for Patrick Ottinger and Cheryl Ottinger, 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 Nashville, Tennessee, this September 30, 2013.

Notary Public

My Commission Expires: 3-3-2015

LINDA MILLER SHERBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 503, 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 and Instrument No. 20081201-0116444, 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 Patrick Ottinger and wife, Cheryl Ottinger by Special Warranty Deed from Rhythm Partners, LLC, a Tennessee limited liability company, recorded on the 24th day of April, 2009 in Instrument No. 20090424-0037281, in the Register's Office of Davidson County, Tennessee.