THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13090078**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Affiant Subscribed and sworn to before me, this 7th day of October, 2013. Notary Public My Commission Expir

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20130087538 DEEDWARR
Recvd: 10/09/13 14:42 2 pgs
Fees:13.00 Taxes:1831.50
20131009-0106190

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Victor C Bartley 1510 Demonbreun St. Apt 1408 Nashville TN 37203	New Owner	Tax Parcel ID No. 093-09-0A-104.00-C

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Thurmond and Patricia Thurmond, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Victor C Bartley, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1408, 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 William Thurmond and wife, Patricia Thurmond by deed from Rhythm Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20091202-0110427, Register's Office for Davidson County, Tennessee, dated November 30, 2009 and recorded on December 2, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
All matters shown on the Plan of record in Instrument 200804020033103, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 200603310036680, for 1508 and 1510 Demonbreun St., Register's Office for Davidson County, Tennessee.

Subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Rhythm at Music Row of record in Instrument Number 200707250088390 amended in Instrument 200802190015612, Instrument 200804100036475, Instrument 200807010068043, Instrument 200812010116444, Instrument 200906080053187 and Instrument 200906250059073, Instrument 201103240022950 and Instrument 201109060068936, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement in Instrument 200704230047689, Register's Office for Davidson County, Tennessee.

Easement for Right of Entry in Instrument 200704300050890, Register's Office for Davidson County, Tennessee.

Right of First Refusal in Eighth Amendment to Master Deed in Instrument 201109060069036, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of the Art Center Redevelopment Plan in Book 10965, page 404 amended in Book 11625, page 252, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Any deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in Schedule A, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1510 Demonbreun St. Apt 1408 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 on this 7th day of October, 2013.

William Thurmond

Patricia Thurmond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Thurmond and Patricia Thurmond, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2013.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014