BILL GARRETT, Davidson County
Trans:T20130090022 DEEDWARR
Recvd: 10/18/13 14:19 2 pgs
Fees:13.00 Taxes:972.73

20131018-0109214

(2)
Box 3a

Prepared by:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $262,900.00

Affiant

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE

Subscribed and sworn to before me, this 17th day of October, 2013.

Notary Public
My commission expires:

10-0506-100447

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jessica M. Harris	Mortgage Investors Group	Map & Parcel
1510 Demonbreun Street, Apt. 1206	8320 East Walker Springs Lane	93-9-A-90.00 CO
Nashville, TN 37203	Knoxville, TN 37923	

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, Julie French Strongin, formerly known as Julie French, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Jessica M. Harris, an unmarried woman, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit 1206, 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 Julie French by Special Warranty Deed from Rhythm Partners, LLC, a Tennessee limited liability company, recorded on the 19th day of November, 2010 in Instrument No. 20101119-0092692, in the Register's Office of Davidson County, Tennessee. The said Julie French being one and the same, and now known, as Julie French Strongin.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Instrument No. 20080402-0033103; Master Deed of record in Instrument No. 20070725-0088390, amended in Instrument Nos. 20080219-0015612, 20080410-0036475, 20080701-0068043, 20081201-0116444, 20090608-0053187, 20090625-0059073, 20110324-0022950 and 20110906-0068936; Easement for Right of Entry of record in Instrument No. 20070430-0050890; Stormwater Detention Agreement of record in Instrument No. 20070423-0047689; and Restrictive Covenants for Arts Center Redevelopment Plan of record in Book 10965, Page 404, amended in Book 11625, Page 252, Register's Office for Davidson County, Tennessee.

Grantor's spouse, Kyle Strongin, joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This property is improved property known as 1510 Demonbreun Street, Apt. 1206, Nashville, TN 37203.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind

ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 17th day of October, 2013.

Julie French Strongin

Kyle Strongin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Julie French Strongin and Kyle Strongin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Davidson County, TN, this 17th day of October, 2013.

Notary Public

My Commission expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212