WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140010185 DEEDWARR
Recvd: 02/12/14 12:39 2 pgs
Fees:13.00 Taxes:1011.95
20140212-0012480

R-PP-14-1510-1504

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,500.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires August 23, 2016

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
Anna Horozova	SWBC Mortgage Corporation (NAME)	
1510 Demonbreun St. #1504	9211 San Pedro Avenue, Suite 100 (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	093-09-0-A-119.00CO

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, I/we NEIL HEMPHILL AND WIFE, HELEN HEMPHILL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANNA HOROZOVA, UNMARRIED 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. 1504, 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. 201103240022950 AND INSTRUMENT NO. 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 NEIL HEMPHILL AND WIFE, HELEN HEMPHILL BY SPECIAL WARRANTY DEED FROM RHYTHM PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD AT INSTRUMENT NO. 20090724-0069825, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 23, 2009 AND RECORDED ON JULY 24, 2009, AS CORRECTED BY SCRIVENER' S AFFIDAVIT OF RECORD AT INSTRUMENT NO. 20090825-0080141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAN BOOK 10965, PAGE 404, AMENDED IN BOOK 11625, PAGE 252; AND IN INSTRUMENT NUMBERS 20080402-0033103; 200603310036680; 20070423-0047689; 20070430-0050890; 20110906-0069036; PLAN IN BOOK 10965, PAGE 404 , REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1510 Demonbreun St. #1504, 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 7th day of February, 2014.

Neil Hemphill

Helen Hemphill

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Neil Hemphill and Helen Hemphill, 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 7th day of February, 2014.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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