Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140021540 DEEDWARR
Recvd: 04/01/14 08:21 2 pgs
Fees:13.00 Taxes:993.45

20140401-0026587

G-VRES-14-1510-1005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Shay Mooney	New Owner	
(NAME)	(NAME)	**093090A06500CO**
1510 Demonbreun Apt. 1005	PO Box 340020	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **ROBERT A. HARRIS, UNMARRIED AND VIRGINIA S. HARRIS, UNMARRIED** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES SHAY MOONEY*** 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:

*an unmarried man

Land in Davidson County, Tennessee, being Unit 1005, The Rhythm at Music Row, a condominium, as established under Master Deed of record in Instrument No. 20070725-0088390, as amended at Instrument Nos. 20080219-0015612, 20080410-0036475, 20080701-0068043, 20081201-0116444, 20090608-0053187, 20090625-0059073, 20110324-0022950 and 20110906-0068936, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Robert A. Harris and Virginia S. Harris as tenants in common with rights of survivorship by Warranty Deed from Dalene Hartshorn, recorded on the 14th day of June, 2012 in Instrument No. 20120614-0052424, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- County taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RHYTHM AT MUSIC ROW, as recorded in Instrument No. 20080402-0033103, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as recorded in Instrument No. 20060331-0036680, Register's Office for Davidson County, Tennessee.
- All matters set forth in the Master Deed establishing THE RHYTHM AT MUSIC ROW, A CONDOMINIUM of record in 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, Register's Office for Davidson County, Tennessee.
- Easement for Right of Entry, recorded in Instrument No. 20070430-0050890, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement recorded at Instrument No. 20070423-0047689, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants for Arts Center Redevelopment Plan recorded in Book 10965, Page 404, amended in Book 11625, Page 252, Register's Office for Davidson County, Tennessee.
- Driveway Agreement referenced in Deed recorded at Instrument No. 20030131-0014020, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1510 Demonbreun Apt. 1005, Nashville, Tennessee 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 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 the 28th DAY OF MARCH, 2014.

Robert A. Harris

Virginia S. Harris by Robert A. Harris, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT A. HARRIS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2014.

Notary Public
My Commission Expires:
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert A. Harris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of VIRGINIA S. HARRIS, and who acknowledged he executed the same as the free act and deed of the said VIRGINIA S. HARRIS.

Witness my hand and official seal, this the 28th of March, 2014.

Notary Public
My Commission Expires:
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
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