BILL GARRETT, Davidson County
Trans:T20140031519 DEEDWARR
Recvd: 05/07/14 10:59 2 pgs
Fees:13.00 Taxes:1276.50
20140507-0038911

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me, this 6th day of May, 2014.

Notary Public

My commission expires: 4/9/15

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **ANDREA BOWMAN** | iServe Residential Lending | **093090A08400CO** |
| Demonbreun<br>**1510 ~~DEMONBROWN~~ UNIT 1112** | 13520 Evening Creek Dr N Ste 400 | |
| **NASHVILLE, TN 37203** | San Diego, CA 92128 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**BRIAN W. HILTON, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**ANDREA PAIGE BOWMAN, A SINGLE WOMAN**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 1112, 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, and Instrument No. 20110324-0022950, 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 BRIAN W. HILTON, UNMARRIED, BY SPECIAL WARRANTY DEED FROM RHYTHM PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 08/15/2011 AND RECORDED ON 08/17/2011 IN INSTRUMENT NUMBER 20110817-0063363, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $255,000.00

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( X ) unimproved (____) property known as 1510 DEMONBROWN UNIT 1112, 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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 6th day of May, 2014.

BRIAN W. HILTON

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, BRIAN W. HILTON, the within named Grantor(s), 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, at office, this 6th day of May, 2014.

Notary Public

BEVERLY PARHAM
STATE
TENNESSEE
NOTARY
PUBLIC
WEAKLEY CO. TN.

My Commission Expires: 11-19-14