WARRANTY DEED

BILL GARRETT, Davidson County

Trans: T20140057312 DEEDWARR

Recvd: 08/06/14 10:20 2 pgs

Fees: 13.00 Taxes: 1239.50

20140806-0070583

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $335,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JULY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7004P PREMO

ADDRESS OF NEW OWNER	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP-PARCEL
PREMO INVESTMENT PARTNERS 4909 TYNE VALLEY BOULEVARD NASHVILLE, TN 37221		93-9-A-2.00 CO

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

KATHLEEN M. GERSTLE, TRUSTEE OF THE IRREVOCABLE GST TRUST FOR NICHOLAS R. GERSTLE DATED OCTOBER 25, 2011

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

PREMO INVESTMENT PARTNERS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1510 Demonbreun Street #502, 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 GRANTEE(S), their heirs and/or 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/or 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 its hand on the 28th day of July, 2014.

Kathleen M. Gerstle, Trustee of the Irrevocable GST Trust for Nicholas R. Gerstle dated October 25, 2011

X BY: Kathleen M Gerstle, Trustee
Kathleen M Gerstle, Trustee

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Kathleen M. Gerstle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of **KATHLEEN M. GERSTLE, TRUSTEE** OF THE IRREVOCABLE GST TRUST FOR NICHOLAS R. GERSTLE DATED OCTOBER 25, 2011, the within named barganor, a Trust, and that Kathleen M. Gerstle, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at 2:03PM, The UPS Store, this ~~28~~ 29th day of July, 2014.

X Notary Public

My Commission Expires: 12/17/2016

WILLIAM PROCTER NOTARY PUBLIC STATE AT L

14-7004P PREMO

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 502,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. 20110901-0068936, 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 by Quitclaim Deed from Mark Gerstle and Diane Gerstle, husband and wife to Kathleen M. Gerstle, Trustee of the Irrevocable GST Trust for Nicholas R. Gerstle dated October 25, 2011 as recorded on the 20th day of January, 2012 in Instrument No. 20120120-0005778 and Special Warranty Deed from Rhythm Partners, LLC, a Tennessee limited liability company to Mark Gerstle and wife, Diane Gerstle as recorded on the 13th day of January, 2010 in Instrument No. 20100113-0003184, in theRegister's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RHYTHM AT MUSIC ROW, as recorded in Instrument No. 20080402-0033103, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into 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; also subject to easements, rights and interests 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 building thereon.

e. Easement for Right of Entry, recorded in Instrument No. 20070430-0050890.

f. Stormwater Detention Agreement recorded at Instrument No. 20070423-0047689.

g. Restrictive Covenants for Arts Center Redevelopment Plan recorded in Book 10965, Page 404, amended in Book 11625, Page 252.

h. Driveway Agreement referenced in Deed recorded at Instrument No. 20030131-0014020.