WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140075967 DEEDWARR
Recvd: 10/08/14 09:35 2 pgs
Fees:13.00 Taxes:1683.50
20141008-0093170

G-VRES-14-1510-1008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Carter Hutton	**InterLinc Mortgage Services LLC**	
(NAME) **1510 Demonbreun St., #1008**	(NAME) **10613 W. Sam Houston Pkwy N. Suite 200**	**093-09-0-A-068.00CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Houston, TX 77064**	
(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 **PATRICK C. BRADY AND BRENDA BRADY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CARTER HUTTON, A SINGLE MAN,** 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 1008 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 Patrick C. Brady and Brenda Brady by deed from Pinnacle National Bank, of record in Instrument No. 20111128-0092324, Register's Office for Davidson County, Tennessee, dated November 18, 2011 and recorded on November 28, 2011.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20080402-0033103, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060331-0036680 for 1508 and 1510 Demonbreun St., Register's Office for Davidson County, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Rhythm at Music Row, a Condominium of record in Instrument Number 20070725-0088390 amended in Instrument Number 20080219-0015612, Instrument Number 20080410-0036475, Instrument Number 20080701-0068043, Instrument Number 20081201-0116444, Instrument Number 20090608-0053187 and Instrument Number 20090625-0059073, Instrument Number 201103240022950 and Instrument Number 20110906-0068936, Register's Office for Davidson County, Tennessee.
- Right of First Refusal in Eighth Amendment to Master Deed in Instrument Number 20110906-0069036, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument Number 20070423-0047689, Register's Office for Davidson County, Tennessee.
- Easement for Right of Entry in Instrument Number 20070430-0050890, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of the Art Center Redevelopment Plan in Book 10965, Page 404 amended in Official Records Book 11625, Page 252, 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 St., #1008 , 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 3rd DAY OF OCTOBER, 2014.

Patrick C. Brady by John Gleaves,
Attorney in Fact

Brenda Brady

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PATRICK C. BRADY, and who acknowledged he executed the same as the free act and deed of the said PATRICK C. BRADY.

Witness my hand and official seal, this the 3rd of October, 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, BRENDA BRADY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of October, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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