WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140082449 DEEDWARR
Recvd: 10/31/14 16:07 2 pgs
Fees:13.00 Taxes:1221.00
20141031-0100915

G-VRES-14-1510-1012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Kelly Leigh Peterson **Michael R. Peterson and Gay E. Peterson**	**SWBC Mortgage Corp**	
(NAME) **127 Brixworth LN #12**	(NAME) **9311 San Pedro Ave., Ste. 100**	**093090A07200CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **San Antonio, TX 78216**	
(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 **MARTIN FREDERIKSEN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KELLY LEIGH PETERSON, AN UNMARRIED WOMAN AND MICHAEL R. PETERSON AND GAY E. PETERSON, HUSBAND AND WIFE,** 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 1012, 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 and Instrument No. 20090625-0059073, 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 Martin Frederiksen by Special Warranty Deed from Rhythm Partners, LLC, a Tennessee limited liability company, recorded on the 15th day of December, 2009 in Instrument No. 20091215-0114053, in the Register's Office of Davidson County, Tennessee.

The above referenced property was investment property and has never been the principal marital residence of the Grantor.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 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.
- 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, 2009608-0053187 and 20090625-0059073; 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.
- Easement for Right of Entry, recorded in Instrument No. 20070430-0050890.
- Stormwater Detention Agreement recorded at Instrument No. 20070423-0047689.
- Restrictive Covenants for Arts Center Redevelopment Plan recorded in Book 10965, Page 404, amended in Book 11625, Page 252.
- Driveway Agreement referenced in Deed recorded at Instrument No. 20030131-0014020.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1510 Demonbreun Street #1012, 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 30th DAY OF OCTOBER, 2014.

Martin Frederiksen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTIN FREDERIKSEN, 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 30th of October, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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