BILL GARRETT, Davidson County
Trans: T20150042523 DEEDWARR
Recvd: 06/01/15 15:24 2 pgs
Fees: 13.00 Taxes: 1287.60
20150601-0050651

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN155887

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2015.

NOTARY PUBLIC

My commission expires: 3/24/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kent Krudys 1510 Demonbreun Street Apt. 1112 Nashville, TN, 37203	New Owner	093090A084.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Eight Thousand and 00/100 Dollars ($348,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANDREA PAIGE BOWMAN, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KENT KRUDYS, ~~UN~~MARRIED**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further 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 Number 20070725-0088390, as amended in Instrument Number 20080219-0015612, and in Instrument Number 20080410-0036475, and in Instrument Number 20080701-0068043, and in Instrument Number 20081201-0116444, and in Instrument Number 20090608-0053187, and in Instrument Number 20090625-0059073, in the Register's Office of 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 Andrea Paige Bowman, a single woman, by Deed dated May 6, 2014 and recorded May 7, 2014, of record in Instrument Number 20140507-0038911, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 1510 Demonbreun Street Apt. 1112, Nashville, TN 37203, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of May, 2015.

Andrea Paige Bowman
ANDREA PAIGE BOWMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Andrea Paige Bowman, 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 seal, this the 26th day of May, 2015.

Notary Public

David Webber
Printed Notary Name

My commission expires: 10/3/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY