Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150044469 DEEDWARR
Recvd: 06/05/15 13:26 2 pgs
Fees:13.00 Taxes:1230.25
20150605-0053009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $332,500.00.

Affiant

Subscribed and sworn to before me, this the 4th day of June, 2015.

Notary Public

My commission expires: 11/4/18

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
George Dolson Bonnie Dolson	George M. Dolson New Owner	093090A03400
1510 Demonbreun Street, #710	5102 Yarwell Dr.	
Nashville, TN 37203	Houston, TX 77096	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHERYLE W. LANNING, TRUSTEE OF THE PAUL C. WALDRON COMMON TRUST UAD 5/16/2001**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE M. DOLSON AND BONNIE DOLSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 710 of The Rhythm at Music Row, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Rhythm at Music Row of record in Instrument 200707250088390, amended in Instrument 200802190015612, Instrument 200804100036475, Instrument 200807010068043, Instrument 200812010116444, Instrument 200906080053187, Instrument 200906250059073, Instrument 201103240022950 and Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Cadence Bank, N.A. by Trustee's Deed from Ernest B. Williams IV, Successor Trustee of record in Instrument 201109060068940, Register's Office for Davidson County, Tennessee, dated September 6, 2011.

And being a portion of the property conveyed to Rhythm Partners, LLC, a Tennessee limited liability company by deeds of record in Instrument 200603310036681 and Instrument 200603310036682, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan A. Lanning, unmarried by Special Warranty deed from Cadence Bank, N.A. of record in Instrument No. 20120409-0030276 Register's Office for Davidson County, Tennessee, dated March 22, 2012 and recorded on April 09, 2012.

Being the same property conveyed to Cheryle W. Lanning, Trustee, Paul C. Waldron Common Trust UAD 5/16/2001 by Quitclaim deed from Jonathan A. Lanning, unmarried of record in Instrument No. 20150326-0026282 Register's Office for Davidson County, Tennessee, dated March 26, 2015 and recorded on March 26, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1510 Demonbreun Street, #710, 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of June, 2015.

Paul C. Waldron Common Trust UAD 5/16/2001

Cheryle W. Lanning Trustee

Cheryle W. Lanning, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cheryle W. Lanning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Paul C. Waldron Common Trust UAD 05/16/2001 and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 4th day of June, 2015.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

