THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15084966** BILL GARRETT, Davidson County Trans:T20150077556 DEEDWARR Recvd: 09/11/15 13:52 2 pgs Fees:13.00 Taxes:1232.10 20150911-0092571	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $333,000.00. Affiant Subscribed and sworn to before me, this 8th day of September, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Edward Joseph Tambornino 1510 DEMONBREUN ST #610 Nashville TN 37203-3184	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093090A02200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph D. Connell III, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward Joseph Tambornino, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 610, 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, and Instrument No. 20081201-0116444 and Instrument Nos. 20090608-0053187, 20090625-0059073, 20110324-0022950 and 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 Joseph D. Connell, III, a single person by Special Warranty Deed from Rhythm Partners, LLC, a Tennessee limited liability company, recorded on the 25th day of June, 2009 in Instrument No. 20090625-0059267, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RHYTHM AT MUSIC ROW, as recorded in Instrument No. 20080402-0033103.

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.

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.

Declaration of Covenants, Conditions and Restrictions for 1508 and 1510 Demonbreun Street recorded at Instrument No. 20060331-0036680.

This is improved property located at 1510 DEMONBREUN ST #610 Nashville TN 37203-3184

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of September, 2015.

Joseph D. Connell III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph D. Connell III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2015.

Notary Public

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018