(1)

BILL GARRETT, Davidson County
Trans:T20150080009 DEEDWARR
Recvd: 09/21/15 09:57 2 pgs
Fees:13.00 Taxes:1252.08
20150921-0095514

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.
Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57806
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Chad E. Andersen 1510 Demonbreun Street #702 Nashville, TN 37203	New Owner

TAX MAP PARCEL NUMBERS: 093090A02600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$338,400.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anthony Ladd, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chad E. Andersen, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit 702, 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 Inst. No. 20070725-0088390, amended in Inst. No. 20080219-0015612, Inst No. 20080410-0036475, Inst. No. 20080701-0068043, Inst No. 2081201-0116444, Inst. No. 20090608-0053187 and Inst. No. 20090625-0059073 and Inst. No. 20110324-0022950, 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 Anthony Ladd by Special Warranty Deed from Rhythm Partners, LLC, a Tennessee limited liability company, dated June 30, 2010 and recorded on July 6, 2010 of record in Inst. No. 20100706-0052842, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record as Exhibit "B" to the Master Deed in Inst. No. 20070725-0088390, amended in Inst. No. 20080219-0015612, Inst No. 20080410-0036475, Inst. No. 20080701-0068043, Inst No. 2081201-0116444, Inst. No. 20090608-0053187 and Inst. No. 20090625-0059073 and Inst. No. 20110324-0022950 said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Inst. No. 20070725-0088390, amended in Inst. No. 20080219-0015612, Inst No. 20080410-0036475, Inst. No. 20080701-0068043, Inst No. 2081201-0116444, Inst. No. 20090608-0053187 and Inst. No. 20090625-0059073 and Inst. No. 20110324-0022950, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; All matters appearing on teh Plan of record as Inst. No. 20080402-0033103, said Register's s Office; Restrictive Covenants of Arts Center Redevelopment Plan contained in an instrument of record in Book 10965, page 404, and Book 11625, page 252, said Register's Office; Declaration of Covenants, Conditions and Restrictions for 1508 and 1510 Demonbreun Street of record in Inst. No. 20060331-0036680, said Register's Office; Easement for Right of Entry of record in Inst. No. 20070430-0050890, said Register's Office; Storm Water Detention Agreement of record in Inst. No. 20070423-0047689, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1510 Demonbreun Street, # 702, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of September, 2015.

Anthony Ladd

State of Tennessee

County of Davidson

On this 11th day of September, 2015, before me the undersigned authority, personally appeared Anthony Ladd, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $338,400.00.

Affiant

Sworn and subscribed before me this 11th day of September, 2015.

Notary

My Commission Expires: _____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017