WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150093431 DEEDWARR
Recvd: 11/03/15 08:30 2 pgs
Fees:13.00 Taxes:987.90
20151103-0111627

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $267,000.00.

Affiant

Subscribed and sworn to me on October 30th, 2015.

NOTARY PUBLIC
My Commission Expires: 5-8-18

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kelly E. Waugh 1510 Demonbreun St. Apt 1206 Nashville, TN 37203	Fairway Independent Mtg Corp. 4801 S. Biltmore Lane Madison, WE 53718	093-9-A-090.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Jessica M. Harris, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kelly E. Waugh, a married person, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1206, 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 20070725-0088390, amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950 and Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plan Site attached as Exhibit "B" to the aforementioned Master Deed, as amended.

Being the same property conveyed to Jessica M. Harris, an unmarried woman, by Warranty Deed from Julie French Strongin, formerly known as Julie French, married, as recorded on the 18th day of October, 2013 in Instrument No. 20131018-0109214, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as 1510 Demonbreun St., Apt. 1206, Nashville, TN 37203.

This instrument is executed on behalf of Jessica M. Harris by Christopher Harris as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20151103-0111620, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, and all other matters of record.

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, her successors and assigns, forever, and GRANTOR do covenant with the said GRANTEE that they 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

GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 our hands on October 30th, 2015.

Jessica M. Harris, by
Christopher Harris, atty-in-fact
Jessica M. Harris
By: Christopher Harris, as her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Harris, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Jessica M. Harris and is authorized by Jessica M. Harris to execute this instrument on behalf of Jessica M. Harris.

Witness my hand and official seal on October 30th, 2015.

Brenda Zitzman
NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY