WARRANTY DEED

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th day of December, 2015.

Notary Public

My Commission Expires: 5-27-19

(Affix Seal)

W. REID SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires May 27, 2019

2015-326

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

ANCHOR TITLE, LLC

725 Cool Springs Boulevard, Suite 201

Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kyla M. Costa 1510 Demonbreun Street, #602 Nashville, TN 37203	SAME	093.09-0A-014.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Christopher Dawson, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kyla M. Costa, an unmarried woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1510 Demonbreun Street, #602, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Unit 602, 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, amended in Instrument Number 20080219-0015612, Instrument Number 20080410-0036475, Instrument Number 20080703-0068041, Instrument Number 20081201-0116444, Instrument Number 20090608-0053187, Instrument Number 20090625-0059073, Instrument Number 20110324-0022950 and Instrument Number 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 Christopher L. Dawson from David Meyers and Kim Meyers, husband and wife by Warranty Deed dated October 2, 2012 and recorded October 4, 2012 in Instrument Number 201210040091043, Register's Office for Davidson, Tennessee.

( ) unimproved

This is (X) improved property know as 1510 Demonbreun Street, #602, 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs 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.

BILL GARRETT, Davidson County
Trans: T20150103641 DEEDWARR
Recvd: 12/08/15 11:34 2 pgs
Fees: 13.00 Taxes: 1206.20

20151208-0123495

Witness my/our hand(s) this 4th day of December, 2015

Christopher Dawson

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Christopher Dawson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 4th day of December, 2015.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY