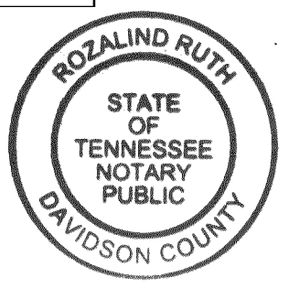
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/19/16 12:14 3 pgs
Fees:18.00 Taxes:1165.50
20160119-0005073



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Ashley Reiss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of January, 2016

Rozalind Ruth
Notary Public

MY COMMISSION EXPIRES: 3/10/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jane Dissin	New Owner	093 09 0A 035.00
(NAME)	(NAME)	
222 Riverside Drive, Apt. 12E		
(ADDRESS)	(ADDRESS)	
New York, NY 10025		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Fifteen Thousand And No/100 Dollars ($315,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alan Bean, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jane Dissin, an unmarried person**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit #711, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a Condominium established by Master Deed, of record at Instrument No. 20070725-0088390, as amended and or restated from time to time (the "Master Deed") by amendment at 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 Site Plan attached as Exhibit B to the Aforementioned Master Deed as amended.

Being the same property conveyed to Alan Bean, Single by Special Warranty Deed from Cadence Bank, N.A. dated January 20, 2012 and recorded January 27, 2012 as Instrument No. 20120127-0007827, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-155150

unimproved ☐

This is improved ☒ property, known as 1510 Demonbreun St., Apt 711, 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; 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 Grantees, 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.

Witness our hands this the 15th day of January, 2016.

Alan Bean

Alan Bean

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Alan Bean, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of January, 2016.

SUSAN K. KINNEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 9-10-18

(SEAL)

File Number: GRN-155150

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY