Prepared by:
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STATE OF TENNESSEE @ Davidson
COUNTY OF ~~WILLIAMSON~~

The actual consideration or value, whichever is greater, for this transfer is $267,500.00

Affiant

Subscribed and sworn to before me, this 3rd day of February 2016

Notary Public
My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160009750 DEEDWARR
Recvd: 02/04/16 13:41 2 pgs
Fees:13.00 Taxes:989.75
20160204-0011027

Address of New Owner:	Send Tax Bills to:	Tax Information
James Efinger 1510 Demonbreun St. Unit 706 Nashville TN 37203	NEW OWNER	093090A030.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged James P. Cary, a married man, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to James Efinger, an unmarried man hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 706 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 Nos. 20070725-0088390 amended in Instrument No. 20080219-0115612; No. 20081201-0116444; No. 20090608-0053187 and No. 20090625-0059073 Register's Office for Davidson County, Tennessee, said Unit depicted on the Condominium Site Plan attached as Exhibit "B": to the aforementioned Master Deed as amended.

Being the same property conveyed to James P. Cary by Special Warranty Deed from Rhythm Partners LLC of record in Instrument No. 20100824-0066860 Register's Office for Davidson County, Tennessee.

Subject property has never been the primary residence of the spouse of the herein named Grantor.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in in Instrument Nos. 20070725-0088390 amended in Instrument No. 20080219-0115612; No. 20081201-0116444; No. 20090608-0053187 and No. 20090625-0059073.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and

requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of The Rhythm at Music Row Condominiums 3) Restrictive Covenants of Arts Center Redevelopment Plan contained in an instrument of record in Book 10965, page 404 and Book 11625, page 252, Register's Office for Davidson County, Tennessee 4) Easement for Right of Entry of record in Instrument No. 20070430-0050890, Register's Office for Davidson County, Tennessee 5) Storm Water Detention Agreement of record in Instrument No. 20070423-0047689 6) Declarations of Covenants, Conditions and Restrictions for 1508 and 1510 Demonbreun Street of record in Instrument No. 20060331-0036680, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1510 Demonbreun St. Unit 706, Nashville, Tennessee 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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 3 day of February, 2016.

James P. Cary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James P. Cary, 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 Brentwood, Tennessee, this 3rd day of February, 2016.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09266