Davidson County DEEDWARR
Recvd: 05/05/16 08:03 3 pgs
Fees:18.00 Taxes:1849.63

20160505-0044250

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

R-VRES-16-1510-708-T

MEGAN PAILLOS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jarad A. Garshnick	Jarad A. Garshnick	
(NAME)	(NAME)	
1510 Demonbreun Street, Apt 708	1510 Demonbreun Street, Apt. 708	**093-09-0A-032.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **NICHOLAS POLIDOROFF, UNMARRIED AND MARYANN POLIDOROFF, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JARAD A. GARSHNICK,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 708 of The Rhythm at Music Row, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Rhythm at Music Row, a Condominium of record in Instrument Number 20070725-0088390, as 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, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Together with Parking Spaces 60 and 61 as set forth in the Eighth Amendment to Master Deed of record in Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nicholas Polidoroff, a single man and Maryann Polidoroff, a married woman, tenancy by entirety by Quitclaim deed from Nicholas Polidoroff of record in Instrument No. 20130403-0032960 Register's Office for Davidson County, Tennessee, dated March 28, 2013 and recorded on April 03, 2013.

The above-described property has never been the primary or marital residence of Maryann Polidoroff.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Instrument Number 20080402-0033103, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20060331-0036680, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Rhythm at Music Row, a Condominium of record in Instrument Number 20070725-0088390 amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187 and Instrument No. 20090625-0059073, Instrument No. 20110324-0022950 and Instrument No. 20110906-0068936 , Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument Number 20070423-0047689, Register's Office for Davidson County, Tennessee.

- Easement for Right of Entry in Instrument Number 20070430-0050890, Register's Office for Davidson County, Tennessee.
- Right of First Refusal in Eighth Amendment to Master Deed in Instrument Number 20110906-0069036, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of the Art Center Redevelopment Plan in Book 10965, page 404 amended in Book 11625, page 252, Register's Office for Davidson County, Tennessee.
- Articles of Organization of Rhythm Partners, LLC of record in Instrument Number 20060306-0025880, in the Register's Office for Davidson County, Tennessee.
- Driveway Agreement of record in Instrument Number 20030131-0014020, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1510 Demonbreun Street, Apt 708, 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; and we do covenant with the said GRANTEE(S) that we 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 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(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/our hand(s) this the 29th DAY OF APRIL, 2016.

Nicholas Polidoroff by John Gleaves as Attorney in Fact

Maryann Polidoroff by John Gleaves as 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, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NICHOLAS POLIDOROFF AND MARYANN POLIDOROFF, and who acknowledged he/she/they executed the same as the free act and deed of the said NICHOLAS POLIDOROFF AND MARYANN POLIDOROFF.

Witness my hand and official seal, this the 29th of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kim Carter, do hereby make an 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.

SIGN HERE

Kim Carter, Paralegal

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Heather Wood, a notary public for this county and state, Kim Carter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather D. Wood

Heather Wood

My Commission Expires: **12/16/2017**

