File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160041855 DEEDWARR
Recvd: 05/18/16 15:04 2 pgs
Fees: 13.00 Taxes: 1973.95

20160518-0049824

G-MF-16-1510-504-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $533,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

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)
Madeleine Y. Fouts and Timothy B. Fouts	MADELEINE Y. FOUTS AND TIMOTHY B. FOUTS	
(NAME)	(NAME)	**093-09-0A-004.00-CO**
1510 Demonbreun Street #504	P.O. BOX 198216	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	NASHVILLE, TN 37219	
(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, **MARTIN FREDERIKSEN AND SHERRI FREDERIKSEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MADELEINE Y. FOUTS AND TIMOTHY B. FOUTS, WIFE AND HUSBAND ,** 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:

Land in Davidson County, Tennessee, being Unit No. 504, 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 No. 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, 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 Martin Frederiksen and Sherri Frederiksen, husband and wife by Warranty deed from Stephen Trull, a single person of record in Instrument No. 20130628-0066409 Register's Office for Davidson County, Tennessee, dated June 18, 2013 and recorded on June 28, 2013.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- All matters shown on the Plan of record in Instrument 200804020033103, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 200603310036680, for 1508 and 1510 Demonbreun St., Register's Office for Davidson County, Tennessee.
- Subject to all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Rhythm at Music Row of record in Instrument Number 200707250088390 amended in Instrument 200802190015612, Instrument 200804100036475, Instrument 200807010068043, Instrument 200812010116444, Instrument 200906080053187 and Instrument 200906250059073, Instrument 201103240022950 and Instrument 201109060068936, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 200704230047689, Register's Office for Davidson County, Tennessee.
- Easement for Right of Entry in Instrument 200704300050890, Register's Office for Davidson County, Tennessee.
- Right of First Refusal in Eighth Amendment to Master Deed in Instrument 201109060069036, 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1510 Demonbreun Street #504 , 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 13th DAY OF MAY, 2016.

Martin Frederiksen by John Gleaves, Attorney in Fact

Martin Frederiksen by John Gleaves,
Attorney in Fact

Sherri Frederiksen by John Gleaves, Attorney in Fact

Sherri Frederiksen by John Gleaves,
Attorney in Fact

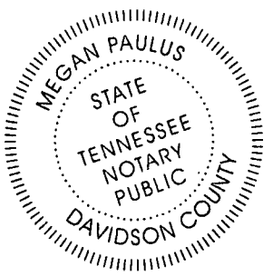
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 MARTIN FREDERIKSEN AND SHERRI FREDERIKSEN, and who acknowledged he/she/they executed the same as the free act and deed of the said MARTIN FREDERIKSEN AND SHERRI FREDERIKSEN.

Witness my hand and official seal, this the 13th of May, 2016.

Megan Paulus

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



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