THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32947-04-2016** Please Record and Return To: Brentwood Title and Escrow, LLC 320 Seven Springs Way, #150 Brenwtwood, TN 37027	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Caroline Rogers Affiant Subscribed and sworn to before me this 16th day of May, 2016. Notary Public My Commission Expires:

ASHLEY HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

WARRANTY DEED

Address New Owner: Melissa Linn Wood 1510 Demonbreun St. #1007 Nashville, TN 37203	**Send Tax Bills To:** Guaranteed Rate 3940 N. Ravenswood Chicago, IL 60613	**Tax Information:** Map and Parcel No.: 093 09 0 A 067 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Caroline Rogers, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melissa Linn Wood, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1510 Demonbreun St. #1007, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20160043012 DEEDWARR
Recvd: 05/23/16 12:07 3 pgs
Fees:18.00 Taxes:1165.50
20160523-0051318

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of May, 2016.

Caroline Rogers

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Caroline Rogers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2016.

Notary Public

My Commission Expires:

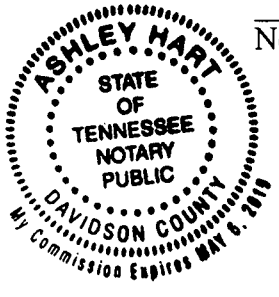


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1007, 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, 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 Caroline Rogers, unmarried by deed dated May 16, 2013 from Kimberly Tiscione Johnson and husband, Todd A. Johnson, of record in Instrument No. 20130523-0052384, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 093 09 0 A 067 00CO.
2. 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, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Rhythm at Music Row, a condominium, 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, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950, and Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20080402-0033103, Register's Office for Davidson County, Tennessee.
5. Right of Entry of record in Instrument No. 20070430-0050890, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20070423-0047689, Register's Office for Davidson County, Tennessee.