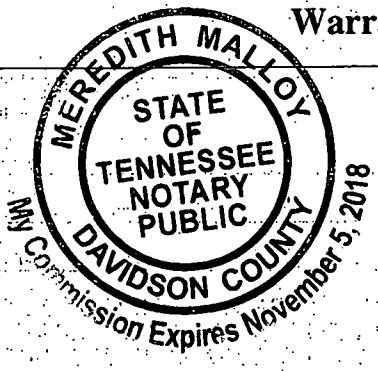
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2016

Notary Public

My commission expires: 11/5/18

BILL GARRETT, Davidson County
Trans:T20160047121 DEEDWARR
Recvd: 06/03/16 15:14 2 pgs
Fees:13.00 Taxes:1942.50

20160603-0056365

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lindsey Read	New Owner	
1510 Demonbreun Street, Unit 1008		093-09-0A-068.00-CO
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CARTER HUTTON, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDSEY READ, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 1008 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 Patrick C. Brandy and Brenda Brady by Special Warranty deed from Pinnacle National Bank of record in Instrument No. 20111128-0092324 Register's Office for Davidson County, Tennessee, dated November 18, 2011 and recorded on November 28, 2011.

Being the same property conveyed to Carter Hutton, a single man by Warranty deed from Patrick C. Brandy and Brenda Brady, husband and wife of record in Instrument No. 20141008-0093170 Register's Office for Davidson County, Tennessee, dated October 03, 2014 and recorded on October 08, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1510 Demonbreun Street, Unit 1008, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31 day of May, 2016.

Carter Hutton

~~STATE~~ Province OF Ontario

~~COUNTY~~ District OF Thunder Bay

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carter Hutton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31 day of May, 2016.

Notary Public

My Commission Expires:

Kenneth Ritson
Barrister and Solicitor
& Notary Public
Province of Ontario

