WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160103182 DEEDWARR
Recvd: 11/22/16 09:40 2 pgs
Fees:13.00 Taxes:1934.73
20161122-0123108

P-BR-16-1510-I

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $522,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/2019
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires AUG 20 2019

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)
Lana S. Spencer and Randy S. Spencer	**Ascend Federal Credit Union**	
(NAME)	(NAME)	
1510 Demonbreun St, Unit 604	**P.O. Box 1210**	**093-09-0A-016.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Tullahoma, TN 37388**	
(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, **RON RICE AND PAM RICE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LANA S. SPENCER AND RANDY S. SPENCER, 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. 604, together with the appurtenant interest in the common elements of The Rhythm At Music Row, a Condominium, a horizontal regime established by Master Deed of record in Instrument No. 20070725-0088390, as amended in Instrument No. 20080219-0015612; Instrument No. 20080410-0036675; Instrument No. 20080701-0068043; Instrument No. 20081201-0116444; Instrument No. 20090608-0053187; Instrument No. 2009065-0059073; Instrument No. 20110324-0022950 and at Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee, said Units being depicted on the Condominium Site Plat attached as Exhibit B to the aforementioned Master Deed as amended.

Together with Parking Space 29 & 30 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 Ron Rice and Pam Rice, husband and wife by Warranty deed from Emily Stewart, an unmarried woman of record in Instrument No. 20120409-0030253 Register's Office for Davidson County, Tennessee, dated March 28, 2012 and recorded on April 09, 2012.

This conveyance is subject to:
- All matters shown on Plan of record Instrument No. 200804020-033103;
- Covenants, Conditions and Restrictions of record in Instrument No. 20060331-0036680;
- Master Deed of record in Instrument No. 20070725-0088390, as amended in Instrument Nos. 20080219-0015612, 20080410-0036475, 20080701-0068043, 20081201-0116444, 20090608-0053187, 20090625-0059073, 20110324-0022950 and 20110906-0068936;
- Stormwater Detention Agreement of record in Instrument No. 20070423-0047689;
- Easement for Right of Entry in Instrument No. 20070430-0050890;
- Right of First Refusal in Eighth Amendment to Master Deed of record in Instrument No. 20110906-0069036;
- Restrictive Covenants of the Art Center Redevelopment Plan of record in Book 10965, Page 404, as amended in Book 11625, Page 252, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1510 Demonbreun St, Unit 604, 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 18th DAY OF NOVEMBER, 2016.

Ron Rice

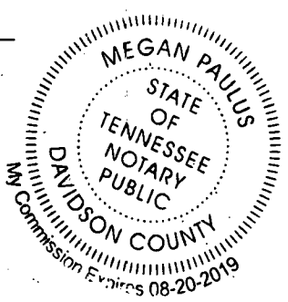
Pam Rice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RON RICE AND PAM RICE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of November, 2016.

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



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