Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Nicholas Mesha and Kaitlin Mesha, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Shawn M. Taylor, unmarried man, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit 912, 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. 200707250088390, amended in Instrument No. 200802190015612, Instrument No. 200804100036475, Instrument No. 200807010068043, Instrument No. 200812010116444, Instrument No. 200906080053187, Instrument No. 200906250059073, 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 Nicholas Mesha, an unmarried man and Kaitlin Oden, an unmarried woman, joint tenants with right of survivorship by deed from Jacob S. Nevels, married, dated August 15, 2014, of record in Instrument No. 20140822-0076892 and by Scriveners Affidavit of record in Instrument No. 20141020-0096726, Register's Office for Davidson County, Tennessee. Kaitlin Mesha fka Kaitlin Oden is now married to Nicholas Mesha.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1510 Demonbreun Street #912, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 14th day of April, 2017.

Nicholas Mesha

Kaitlin Mesha

BILL GARRETT, Davidson County
Trans: T20170036461 DEEDWARR
Recvd: 05/01/17 12:32 2 pgs
Fees: 13.00 Taxes: 1368.63

20170501-0042506

State of Illinois)
County of DuPage)

On this 24th day of April, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Nicholas Mesha and Kaitlin Mesha, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 4/5/20

OFFICIAL SEAL
CLAUDIA P MORGANTE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/05/20

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 369,900.00.

Affiant

Sworn and subscribed before me on this the 24th day of April, 2017.

Notary Public

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Shawn M. Taylor 1510 Demonbreun Unit 912 Nashville, TN 37203	New Owner	93-9-A-60.00