Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0566

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of June, 2017

Notary Public
Commission Expires: 5-8-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brent Turpen 1510 Demonbreun St. #708 Nashville, TN 37203	Regions Bank d/b/a Regions Mortgage Dept 2520 PO Box 2153 Birmingham, AL 35287	093-09-0A-032.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jarad A. Garshnick

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brent Turpen, unmarried man

HEREINAFTER CALLED THE GRANTEES, 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 No. 708 of The Rhythm at Music Row, A Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Regime Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 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, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Together with Parking Spaces 60 and 61 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 Nicholas Polidoroff, a single man and Maryann Polidoroff, a married woman, tenancy by entirety by Quitclaim deed from Nicholas Polidoroff of record in Instrument No. 20130403-0032960 Register's Office for Davidson County, Tennessee, dated March 28, 2013 and recorded on April 03, 2013

BILL GARRETT, Davidson County
Trans: T20170055205 DEEDWARR
Recvd: 06/28/17 10:03 2 pgs
Fees: 13.00 Taxes: 1905.50

20170628-0064915

Being the same property conveyed to Jarad A. Garshnick by Warranty deed from Nicholas Polidoroff, unmarried and Maryann Polidoroff, married of record in Instrument No. 20160505-0044250 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 05, 2016.

Mallory Hope hereby joins in the execution of this deed to convey any and all marital rights she may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1510 Demonbreun St. #708, 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of June, 2017.

Jarad A. Garshnick

Mallory Hope

STATE OF Montana
COUNTY OF Flathead

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jarad A. Garshnick and Mallory Hope** 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 at Bigfork, Montana, this 21st day of June, 2017.

CONNIE M GUNDERSON NOTARY PUBLIC for the State of Montana Residing at Bigfork, MT My Commission Expires May 11, 2019.

Connie M. Gunderson
Notary Public
My Commission Expires: 5-11-2019

(Notary Seal)