Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Affiant

Subscribed and sworn to before me, this 14 day of July 2017.

Notary Public
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 07/14/17 14:19 4 pgs
Fees:23.00 Taxes:1313.50
20170714-0071136

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Lucas J. Ranallo 1510 Demonbreun Street #601 Nashville TN 37203	Same	093090A01300CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Carlos Yepez, Jr., unmarried and Carlos Yepez, Sr., married, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Lucas J. Ranallo hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 601, 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 and Instrument No. 20090625-0059073, 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 Carlos D. Yepez, Jr., unmarried and Carlos Yepez, Sr., married from Rhythm Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20110209-0011328 Register's Office for Davidson County Tennessee and dated February 8, 2011.

This property was never the primary residence of the said Carlos Yepez, Sr. and is not a marital residence and as such is not subject to any homestead, dower or other marital interest.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in in Instrument No. 20070725-0088390, and amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187 and Instrument No. 20090625-0059073, No. 20110906-0068936, No. 20110324-0022950 Register's Office for County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Rhythm Condominiums 3) Restrictive covenants for Arts Center Redevelopment Plan of record in Book 10965 Page 404, Book 11635 Page 252, Instrument No. 20060331-0036680 4) All matters appearing on the plan of The Rhythm at Music Row of record in Instrument No. 20080402-0033103 5) Easement for Right of Entry of record in Instrument No. 20070430-0050890 6) Storm water detention agreement of record in Instrument No. 20070423-0047689 7) Grant of Easement of record in Instrument No. 20161021-0111269

This property is improved property known as 1510 Demonbreun Street #601, 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 14 day of July, 2017.

Carlos Yepez, Jr.

Carlos Yepez, Sr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

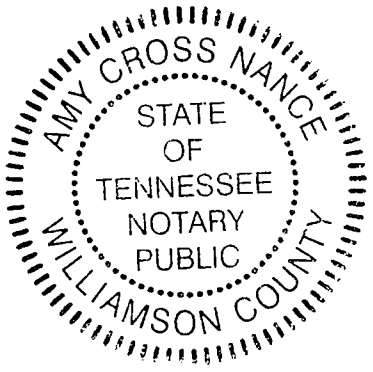
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carlos Yepez, Jr. and Carlos Yepez, Sr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14 day of July, 2017.

Notary Public

My Commission expires: 2/25/19

FILE NO: 10124



I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY