Bill Garrett Davidson County
Batch# 36761 DEEDWARR
12/13/2017 12:54:02 PM 2 pgs
Fees: $13.00 Taxes: $1,361.60
20171213-0127146

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171114121

MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $368,000.

Affiant

Subscribed and sworn to before me, this 11th day of December, 2017.

Notary Public
My Commission Expires: 8.17.19

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Justin R. Hageman 1510 Demonbreun Street Nashville TN 37203	New Owner	Tax Parcel ID No. 093-09-0A-087.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Miles M. Karro, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin R. Hageman, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Unit No. 1203 of The Rhythm at Music Row, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property 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 Number 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, in the 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 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 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.

BEING the same property conveyed to Miles M. Karro, a single man, by Warranty Deed from Jordan Caden, unmarried, of record as Instrument No. 20150902-0089630 in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien due and payable, but not delinquent.

All matters shown on the Plan of record in Instrument 20080402-0033103, Register's Office for Davidson County, Tennessee.

Master Deed establishing a Horizontal Property Regime of The Rhythm at Music Row 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,

Easement for Right of Entry in Instrument No. 20070430-0050890, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of the Art Center Redevelopment Plan in Book 10965, page 404 amended in Book 11625, page 252, Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20161021-0111269, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is **improved** property located at 1510 Demonbreun Street, Unit 1203, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of December, 2017.

Miles M. Karro

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Miles M. Karro, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of December, 2017.

Notary Public

My Commission Expires: 8.4.20

