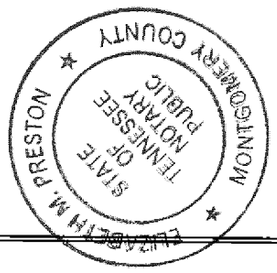
THIS INSTRUMENT PREPARED BY: **Bradley T. Bald, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $330,000.00 Affiant Subscribed and sworn to before me, this 4 day of May, 2018. Notary Public My Commission Expires: 10/14/19



Bill Garrett Davidson County
Batch# 88960 DEEDWARR
05/04/2018 04:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20180504-0043095

WARRANTY DEED

Address New Owner: Michael Miller 1510 Demonbreun St, Unit 1002 Nashville, TN 37203	Send Tax Bills to: Michael Miller 1510 Demonbreun St, Unit 1002 Nashville, TN 37203	Tax Information: Tax Parcel ID No. 093-09-0A-062.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM DAVID BARTHOLOMEW, JR., AND MARY ELIZA BARTHOLOMEW, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **MICHAEL MILLER, UNMARRIED,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1002, 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, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950, Instrument No. 20110906-0068936, 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 WILLIAM DAVID BARTHOLOMEW, JR., by deed from RHYTHM PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20090715-0066335, dated July 10, 2009, said Register's Office.

Mary Eliza Bartholomew, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in said property.

This is improved property commonly known as: **1510 Demonbreun St, Unit 1002, Nashville, TN 37203**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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, Grantors have executed this instrument on this 4 day of May 2018.

WILLIAM DAVID BARTHOLOMEW, JR.

MARY ELIZA BARTHOLOMEW

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM DAVID BARTHOLOMEW, JR., AND MARY ELIZA BARTHOLOMEW**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4 day of May, 2018.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 10/14/19

True Copy Certification

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

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY