# Warranty Deed

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| Bill Garrett Davidson County<br>Batch# 114944 DEEDWARR<br>07/11/2018 03:33:15 PM 2 pgs<br>Fees: $13.00 Taxes: $1,387.50<br>20180711-0067242 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is $375,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 9th day of July, 2018.<br>Notary Public<br>My commission expires: |

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Brenda K Stampfli, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 25, 2023

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel |
|---|---|---|
| Emily Schneller | SWBC MORTGAGE CORP | |
| 1510 Demonbreun Street, #801 | 9311 SAN PEDRO #100 | 093-09-0A-037.00-CO |
| Nashville, TN 37203 | SAN ANTONIO, TX 78216 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **801 RHYTHM HOLDINGS, LLC, AN OHIO LIMITED LIABILTY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY SCHNELLER, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 801, 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 and 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 801 Rhythm Holdings, LLC, an Ohio limited liability company by Warranty deed from Cassandra Brunner, unmarried of record in Instrument No. 20111115-0089164 Register's Office for Davidson County, Tennessee, dated November 14, 2011 and recorded on November 15, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1510 Demonbreun Street, #801, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of July, 2018.

801 Rhythm Holdings, LLC

Cassandra L. Brunner, General Manager

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~DAVIDSON~~ Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Cassandra L. Brunner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the General Manager of 801 Rhythm Holdings, LLC, an Ohio Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of July, 2018.

Notary Public

NOTARY PUBLIC
STATE OF OHIO

My Commission ~~Expires~~

Brenda K Stampfli, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 25, 2023