This instrument prepared by:
Kimberly Macdonald
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Y Johnson Davidson County
Batch# 179850 DEEDQC
01/02/2019 12:57:04 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190102-0000334

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Roland L. Gibbons
Ellen W. Gibbons
Geoffrey E. Gibbons
1510 Demonbreun St.
Unit 808
Nashville, TN 37203

SEND TAX BILL TO:
Fifth Third Bank
5050 Kingsley Dr.
Cincinnati, OH 45227

MAP PARCEL NO.:
093090A04400CO

FOR AND IN CONSIDERATION of the sum of Zero Dollars and NO/100 ($0.00), and other good and valuable consideration, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **ROLAND L. GIBBONS** and Wife, **ELLEN W. GIBBONS** (collectively and individually referred to herein as "**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of his or her rights, title and interest in certain real estate in **Davidson County**, Tennessee, which is described below, unto **ROLAND L. GIBBONS**, **ELLEN W. GIBBONS**, and **GEOFFREY E. GIBBONS**, and his or her successors, heirs and assigns. The real estate is described as follows:

Land in Davidson County, Tennessee being Unit #808, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a Condominium established by Master Deed, of record in Instrument No. 20070725-0088390, as amended and/or restated from time to time (the "Master Deed") by amendment in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090609-0053187, 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 A to the aforementioned Master Deed as amended.

Being the same property conveyed to Roland L. Gibbons and wife, Ellen W. Gibbons by virtue of Special Warranty Deed dated October 13, 2011, recorded October 17, 2011 as Instrument Number 20111017-0080636, Davidson County Register of Deeds office.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property, as set forth in Exhibit B.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per Tenn. Code Ann. § 67-4-409(a)(4), is $0.00.

Subscribed and sworn to before me this the 31 day of Dec 2018.

Affiant

Notary Public

My Commission Expires: _____

RENEE MINCHEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

This is improved property, known as 1510 Demonbreun St, Unit 308, Nashville, TN 37203.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 31 day of Dec, 2018.

ROLAND L. GIBBONS

ELLEN W. GIBBONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROLAND L. GIBBONS**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 31 day of Dec, 2018.

My Commission Expires: _____

RENEE MINCHEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELLEN W. GIBBONS**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 31 day of Dec, 2018.

Renee Minchey

My Commission Expires: RENEE MINCHEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

EXHIBIT B
(Exceptions)

This conveyance is made subject to:

1. Taxes for the 2011 year, a lien due and payable but not delinquent.
2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060331-0036680, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed For 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, and in Instrument No. 20090625-0059073, Instrument No. 20110324-0022950 and in Instrument No. 20110324-0022950, said Register's Office, Davidson County, Tennessee.
4. Matters shown on the Plan of record in Instrument No. 20080402-0033103, said Register's Office.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. §66-27-101, et seq.
6. Easement for Right of Entry of record in Instrument No. 20070430-0050890, Register's Office for Davidson County, Tennessee.
7. Storm Water detention agreement of record in Instrument No. 20070423-0047689, Register's Office for Davidson County, Tennessee.
8. Assessments, Special Assessments, Capital Improvement Assessments, and Limited Common Element Assessments as set forth in the Master Deed For The Rhythm At Music Row, A Condominium of record in Instrument No. 20070725-0088390, said Register's Office.
9. Subject to the Arts Center Redevelopment Plan containing restrictive covenants of record in Book 10965, Page 404, amended in Book 11625, Page 252, said Register's Office.
10. Assessments, Special Assessments, Capital Improvement Assessments, and Limited Common Element Assessments as set forth in the Master Deed For The Rhythm At Music Row, A Condominium of record in Instrument No. 20070725-0088390, said Register's Office.
11. Easements as set forth in the Master Deed For The Rhythm At Music Row, A Condominium of record in Instrument No. 20070725-0088390, said Register's Office.
12. Easements as set forth in the First Amendment to the Master Deed For The Rhythm At Music Row, A Condominium of record in Instrument No. 20080219-0015612, said Register's Office.
13. Assessments as set forth in the Sixth Amendment to the Master Deed For The Rhythm At Music Row, A Condominium of record in Instrument No. 20090625-0059073, said Register's Office.