WARRANTY DEED

KIM OLSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 01/03/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hernando Rodriguez	Charles Wicks	093090A07500CO
(NAME)	(NAME)	
1510 Demonbreun Street, Unit 1103	PO Box 331847	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Charles Wicks, a single man** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hernando Rodriguez,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit 1103 of 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 Rhythm at Music Row of record in Instrument No. 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, 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 Charles Wicks, a single man by deed dated February 25, 2015 from David P. Snodgrass, unmarried of record in Instrument No. 20150227-0017202, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1510 Demonbreun Street, Unit 1103, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Karen Johnson Davidson County
Batch# 228278 **DEEDWARR**
05/10/2019 09:22:03 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20190510-0043970

Witness my/our hands this **7th** day of **May, 2019.**

Charles Wicks by Kris Wiatr attorney in fact

Charles Wicks
By: Kris Wiatr as Attorney-in-Fact

State of **Tennessee**
County of **Davidson**

On this **7th** day of **May, 2019,** before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me **Kris Wiatr** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that **he** executed the within instrument on behalf of **Charles Wicks** as Attorney-In-Fact, as **his** free act and deed.

Witness my hand and official seal this **7th day of May, 2019.**

Notary Public

My Commission Expires: 01/03/2023

KIM OLSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

File No.: 19-Rodriguez