WARRANTY DEED

Karen Johnson Davidson County
Batch# 277797 DEEDWARR
08/29/2019 04:08:03 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20190829-0087490

G-P-19-1510

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 THE 28th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dana Johnson	**CapStar Bank**	
(NAME)	(NAME)	**093-09-0A-067.00-CO**
1510 Demonbreun Street Unit 1007	**2002 Richard Jones Road, Ste. A300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELISSA LINN WOOD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANA JOHNSON, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1007, 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 and 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 Melissa Linn Wood, unmarried by Warranty deed from Caroline Rogers., unmarried of record in Instrument No. 20160523-0051318 Register's Office for Davidson County, Tennessee, dated May 16, 2016 and recorded on May 23, 2016. (Value of consideration shown in aforementioned deed $315,000.00.) Being also known as 1510 Demonbreun Street Unit 1007 1007 Nashville, Tennessee 37203.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20080402-0033103, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060331-0036680, for 1508 and 1510 Demonbreun St., Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 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 and Instrument No. 20090625-0059073, Instrument No. 20110324-0022950 and Instrument No. 20110906-0068936, Instrument No. 20190404-0030779 and Instrument No. 20190404-0030780, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070423-0047689, in the Register's Office for Davidson County, Tennessee.
- Easement for Right of Entry of record in Instrument Number 20070430-0050890, in the Register's Office for Davidson County, Tennessee.

- Right of First Refusal in Eighth Amendment to Master Deed of record in Instrument Number 20110906-0069036, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of the Art Center Redevelopment Plan of record in Book 10965, Page 404 amended in Official Records Book 11625, Page 252, in the Register's Office for Davidson County, Tennessee.
- Easement as set forth in Master Deed for The Rhythm at Music Row, a Condominium of record in Instrument Number 20070725-0088390, in the Register's Office for Davidson County, Tennessee.
- Easement as set forth in the First Amendment to the Master Deed for the Rhythm at Music Row, a Condominium of record in Instrument Number 20080219-0015612, in the Register's Office for Davidson County, Tennessee.
- Assessments set forth in the Sixth Amendment to the Master Deed for the Rhythm at Music Row, a Condominium of record in Instrument Number 20090625-0059073, in the Register's Office for Davidson County, Tennessee.
- Terms and provisions of the Articles of Organization of Rhythm Partners, LLC of record in Instrument Number 20060306-0025880, in the Register's Office for Davidson County, Tennessee.
- Driveway Agreement of record in Instrument Number 20030131-0014020, in the 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1510 Demonbreun Street Unit 1007, Nashville, Tennessee 37203**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 28th DAY OF AUGUST, 2019.

Melissa Linn Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA LINN WOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of August, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212