Karen Johnson Davidson County
Batch# 397060 DEEDWARR
05/07/2020 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20200507-0047847

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200325978

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of May, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Will Foston and Rebera Foston 1510 Demonbreun Street #710 Nashville TN 37203	New Owner	Tax Parcel ID No. 093 09 0A 034.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bonnie Dolson and George M. Dolson, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Will Foston and Rebera Foston, Husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 710 of The Rhythm at Music Row, a Condominium Development established pursuant to the provisions 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 The Rhythm at Music Row of record in Instrument 20070725-0088390, amended in Instruments 20080219-0015612, 20080410-0036475, 20080701-0068043, 20081201-0116444, 20090608-0053187, 20090625-0059073, 20110324-0022950, 20110906-0068936, 20190404-0030779, and 20190404-0030780, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to George M. Dolson and Bonnie Dolson, Husband and Wife, by Warranty Deed from Cheryle W. Lanning, Trustee of The Paul C. Waldron Common Trust UAD 5/16/2001, of record in Instrument No. 20150605-0053009, in the Register's Office of Davidson County, Tennessee, dated June 04 2015, and recorded on June 05, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Rhythm at Music Row, as recorded in Instrument No. 20080402-0033103.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE RHYTHM AT MUSIC ROW Condominium of record in Instrument No. 20070725-0088390, as amended by instrument(s) of record in Instrument Nos.

20080219-0015612, 20080410-0036475, 20080701-0068043, 20081201-0116444, 20090608-0053187, 20090625-0059073, 20110324-0022950, 20110906-0068936, 20190404-0030779, and 20190404-0030780; also subject to easements, rights and interests 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 building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants of Arts Center Redevelopment Plan recorded in Book 10965, Page 404, as amended in Book 11625, Page 252.

Easement for Easement for Driveway Agreement, recorded in Instrument No. 20030131-0014020.

Easement for Right of Entry, recorded in Instrument No. 20070430-0050890.

Easement for Right of Way, recorded in Instrument No. 20161021-0111269.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070423-0047689.

This is improved property located at 1510 Demonbreun Street #710 Nashville TN 37203

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor has executed this instrument on this ____ day of May, 2020.

Bonnie L. Dolson
Bonnie Dolson

George M. Dolson

STATE OF Texas)

COUNTY OF Fort Bend)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bonnie Dolson and George M. Dolson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2020.

Notary Public

My Commission Expires: Oct 25 2023

WAI LING CHENG
Notary Public, State of Texas
Comm. Expires 10-25-2023
Notary ID 10326603

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022