WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020 (AFFIX SEAL)

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

G-VRES-20-1510-502

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 521091 DEEDWARR
11/25/2020 10:47:40 AM 2 pgs
Fees: $13.00 Taxes: $1,306.10

20201125-0138340

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Christopher Welch	**New Owner**	
(NAME)	(NAME)	**093-09-0A-002.00-CO**
1510 Demonbreun St.#502		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **PREMO INVESTMENT PARTNERS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER WELCH, SINGLE,** 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 502, 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. 20110901-0068936, 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 Premo Investment Partners by Warranty deed from Kathleen M. Gerstle, Trustee of The Irrevocable GST Trust for Nicholas R. Gerstle dated October 25, 2011 of record in Instrument No. 20140806-0070583 Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded on August 06, 2014.

This conveyance is subject to:
- 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.
- 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, 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 inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Ninth Amendment to Master Deed for the Rhythm at Music Row, a Condominium of record in Instrument Number 20190404-0030779, in the Register's Office for Davidson County, Tennessee.
- Tenth Amendment to Master Deed for the Rhythm at Music Row, a condominium of record in Instrument Number 20190404-0030780, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1510 Demonbreun St.#502, 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 9 DAY OF NOVEMBER, 2020.

Premo Investment Partners

BY: _____
Kenneth M. Premo
Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH M. PREMO, signing for PREMO INVESTMENT PARTNERS, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MANAGING PARTNER of PREMO INVESTMENT PARTNERS, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of November, 2020.

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



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