Karen Johnson Davidson County
Batch# 547958 DEEDWARR
01/06/2021 10:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,080.40
20210106-0002430

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2021.

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 20-11303

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andrew Ranes (NAME)	Cherry Creek Mortgage, LLC (NAME)	93-9-A-101 CO
1510 Demonbreun St. (STREET ADDRESS) #1405	7600 East Orchard Road, Suite 250N (STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Greenwood Village, CO 80111 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Norman R. Mclean, Trustee of The Norman R. McLean Revocable Trust dated February 28, 2014 and Tracy Mclean, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Ranes, an unmarried man,** 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:

Land in Davidson County, Tennessee, being Unit No. 1405, together with the appurtenant interest in the common elements of The Rhythm at Music Row, a condominium, a horizontal regime established by Master Deed of record in Instrument No. 20070725-0088390, as amended in Instrument No. 20080219-0015612; Instrument No. 20080410-036475; Instrument No. 20080701-0068043; Instrument No. 20081201-0116444; Instrument No. 20090608-0053187; Instrument No. 2009065-0059073; Instrument No. 20110324-0022950 and at 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.

Together with Parking Space R2 as set forth in the Eight Amendment to Master Deed of record in Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Norman R. McLean, Trustee of Norman McLean Revocable Trust dated February 28, 2014 and Tracy Gregg, unmarried, as tenants in common with the right of survivorship by Deed dated December 27, 2018 from Emily Schneller, unmarried, recorded December 31, 2018, in Instrument Number 20181231-0126590, Register's Office for Davidson County, Tennessee.

The said Tracy Gregg having since married to Norman R. McLean and is now known as Tracy McLean.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20080402-0033103, Register's Office for Davidson County, Tennessee.

2. Storm Water Detention Agreement of record at Instrument No. 20070423-0047689, Register's Office for Davidson County, Tennessee.

3. Right of Entry to Metro Government for stormwater quality structure of record in Instrument No. 20070430-0050890, Register's Office for Davidson County, Tennessee.

4. The premises herein is a condominium apartment 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, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Rhythm at Music Row and recorded in Instrument No. 200707250088390 as amended in Instrument No. 200802190015612; Instrument No. 200804100036475; Instrument No. 200807010068043; Instrument No, 200812010116444; Instrument No. 200906080053187; Instrument No, 200906250059073; Instrument No 201103240022950; Instrument No 201109060068936; Instrument No 201904040030779; Instrument No 201904040030780; Instrument No 202007070073280, and in Instrument No 202007070073281, Register's Office for Davidson County, Tennessee.

5. Easement to Comcast of Nashville I, LLC as recorded in Instrument No. 201610210111269, Register's Office for Davidson County, Tennessee.

6. Subject to Arts Center Redevelopment Plan as recorded in Book 10965, page 404 and in Book 11625, page 252, Register's Office for Davidson County, Tennessee.

7. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1510 Demonbreun Street, #1405, Nashville, TN 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 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. Whenever 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 4th day of January, 2021.

The Norman R. McLean Revocable Trust dated February 28, 2014

By: _____
Norman R. Mclean, Trustee

Tracy Mclean

STATE OF Florida
COUNTY OF Walton

On this 31 day of December, 2020, personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Norman R. Mclean, Trustee of The Norman R. McLean Revocable Trust dated February 28, 2014, with whom I am personally acquainted, and who acknowledged that Norman R. Mclean executed the within instrument for the purposes therein contained and who further acknowledged that Norman R. Mclean is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31 day of December, 2020.

Notary Signature
My commission expires:

ELIZABETH HENRY
MY COMMISSION # GG 316255
EXPIRES: April 7, 2023
Bonded Thru Notary Public Underwriters

STATE OF Florida
COUNTY OF Walton

On this 31 day of December, 2020, before me personally appeared Tracy Mclean, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31 day of December, 2020.

Notary Signature
My commission expires:

ELIZABETH HENRY
MY COMMISSION # GG 316255
EXPIRES: April 7, 2023
Bonded Thru Notary Public Underwriters

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY