Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $312,000.00

Affiant

Subscribed and sworn to before me this 14th day of January, 2021.

Notary Public
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 554707 DEEDWARR
01/14/2021 03:35:30 PM 4 pgs
Fees: $23.00 Taxes: $1,154.40
20210114-0006731

Address of New Owner:	Send Tax Bills to:	Tax Information
Taylor Elizabeth Harrell 1510 Demonbreun Street #1404 Nashville, TN 37203	U.S. Bank National Association 3180 Rider Trail South Earth City, MO 63045	093-09-0A-900.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **John Heller, a married man** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Taylor Elizabeth Harrell, an unmarried woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 1404, 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. 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 John Heller by deed from Laura M. Blamey of record in Instrument No. 20150724-0073106, Register's Office for Davidson County, Tennessee, and dated July 24, 2015.

By his signature below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is made subject to the following:

1. All matters appearing on the plan of The Rhythm at Music Row 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. 20110906-0068936 Register's Office for Davidson County, Tennessee.

2. Right of Entry Easement of record in Instrument No 20070430-0033103 Register's Office for Davidson County, Tennessee.

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

4. Right of Entry Easement of record in Instrument No. 20070430-0050890 Register's Office for Davidson County, Tennessee.

5. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20060331-0036680 in the official records of the Davidson County Register of Deeds.

6. Restrictive Covenants of Arts Center Redevelopment Plan of record in Book 10965 Page 404 and Book 11625 Page 252 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 1510 Demonbreun Street, Unit 1404, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 14th day of January, 2021.

John Heller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of January, 2021, before me personally appeared John Heller, 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 14th day of January, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY