Karen Johnson Davidson County
Batch# 720288 DEEDWARRSP
09/20/2021 03:55:30 PM 4 pgs
Fees: $23.00 Taxes: $5,920.00
20210920-0126294

This Instrument Prepared By:
Mark E. Morrison
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
PARGA, GP 5215 Harding Pike Nashville, TN 37205	Same	093-09-0A-117.00 CO and 093-09-0A-118.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, RHYTHM RETAIL PARTNERS, a Tennessee general partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto PARGA, GP, a Tennessee general partnership (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit Nos. RE-1 and RE-2, 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 Units being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, as amended.
>
> Being the same property conveyed to Rhythm Retail Partners, a Tennessee general partnership, by Warranty Deed from Rhythm Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20110324-0022951, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as of record. Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

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 our hands this 15 day of September 2021.

RHYTHM RETAIL PARTNERS
a Tennessee general partnership

By: _____
Charles P. Vaughn, Jr., General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, CHARLES P. VAUGHN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of RHYTHM RETAIL PARTNERS, a Tennessee general partnership, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15 day of September 2021.

PATRICIA A. RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2023

_____
Notary Public
My Commission Expires: May 9, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $1,600,000.00.

Affiant

Subscribed and sworn to before me this 17th day of September, 2021.

Notary Public
My Commission Expires: 5/15/25

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Paul Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/15/21 (date of document).

Affiant Signature

9/20/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

