Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 10070034

Santiago Tefel

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,900.00

Peyton Gibbs
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9 DAY OF September 2010.

NOTARY PUBLIC

My Commission expires: 10/20/10

Address of New Owner	Send Tax Bills To:	Tax Information:
Peyton Gibbs 600 12th Ave South #814 Nashville, TN 37203	Same	093-13-0C- 182.00-CO

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Santiago Tefel,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Peyton Gibbs,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 814 as set forth in the Master Deed Establishing ICON in the Gulch Master Condominium, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080423-0041665 in the Register's Office for Davidson County, Tennessee; and further by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666 in said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deeds.

The Grantee, (his/her/its) heirs, successors and assigns, takes title to the Property subject to the following restriction (referred to herein as the "Affordability Requirements") relating to its use, which shall be deemed a covenant running with the land but which shall terminate and be of no further force and effect five (5) years from (date of original conveyance from Seller): the Property must be owned by an individual or individuals whose household earnings at the time the individual enters into a binding purchase and sale agreement for the Property are eighty percent (80%) or less of the median income for household size for the Nashville, Tennessee are as defined by the Department of Housing and Urban Development ("HUD"), as adjusted annually by HUD, and if rented, the Property must be rented by an individual or individuals whose household earnings during the term of the lease are eighty percent (80%) or less of the median income for household size for the Nashville, Tennessee area as defined by HUD, as adjusted annually by HUD. Notwithstanding the foregoing, or anything to the contrary set forth herein, the Affordability Requirement shall be tolled at the time the holder of a first mortgage (a "Holder") acquires the Property in the event of foreclosure or pursuant to a deed in lieu of foreclosure. The remaining term of the Affordability Requirement shall begin to run at the time the Holder executes a binding sale and purchase agreement to a subsequent Purchaser or upon the execution of a lease agreement. The Holder must notify MDHA within thirty (30) days of its acquisition of the Property. Purchaser, or any Holder or subsequent purchaser, shall require any prospective owner or renter of Property to provide satisfactory evidence of his/her family income to MDHA to ensure that the Affordability Requirement has been met at the time o the execution of a binding sale and purchase agreement or lease for the Property.

Being the same property conveyed to Santiago Tefel, a single person by deed from ICON In the Gulch, LLC, a Tennessee limited liability company, dated 01/14/2009 of record in Instrument Number 20090123-0005863, Register's office for Davidson County, Tennessee. Further being part of the same property conveyed to ICON In the Gulch, LLC, a Tennessee limited liability company by deed from Metropolitan Development and Housing Agency of record as Instrument Number 20060731-0092178, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100058267 DEEDWARR
Recvd: 09/16/10 09:42 3 pgs
Fees:18.00 Taxes:636.03
20100916-0073663

This is improved property generally located:
600 12th Ave South #814, Nashville, TN 37203

SUBJECT TO THE FOLLOWING:

1. 2010 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. The premises herein described 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; and is subject to the By-Laws for the administration thereof; 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertaking contained in the Master Deeds establishing a Horizontal Property Regime of ICON in the Gulch Condominiums of record as instruments Nos. 20080423-0041665 and 20080423-0041666, and including, but not limited to the By-Laws shown as Exhibits "B"" the Plans shown as Exhibits "D", and the Rules and Regulations shown as Exhibit "G" to said Master Deeds, in the Register's Office for Davidson County, Tennessee.
3. Stormwater Detention Agreement of record as Instrument No. 20060224-0021730 in said Register's Office.
4. Easement for sanitary sewers and/or storm drainage, water mains and pumps of record as Instrument No. 20060224-0021800 in said Register's Office
5. Subject to The Arts Center Redevelopment Plan of record in Book 10965, page 404 as amended in Book 11625, page 252, and further amended by Instrument No. 20020715-0084598
6. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL 2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any and easements and rights of way for public utilities applicable to this property.
8. "Affordability Requirement" Restriction of record as instrument no: 20090123-0005863, Register's Office for Davidson County, Tennessee.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Santiago Tefel** has/have caused this instrument to be executed, this the 9th day of September 2010.

Santiago Tefel

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Santiago Tefel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 9th day of September 2010.

My commission Expires: 10/20/10

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY