PREPARED BY:
JAMES T. DUBOIS
ATTORNEY AT LAW
COLUMBIA, TENN.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Jill Nicolini,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives and **Candace Barrow and Nadene Larsen,** as Equal Tenants in Common, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Land in Davidson County, Tennessee, being Unit No. 1004 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 of Davidson County, Tennessee; and further by Master Deed Establishing ICON in the Gulch Tower of Condominium of record as Instrument No. 20080423-0041667 in the Register's Office of Davidson County, Tennessee; said unit also being shown as part of Exhibits "D" to said Master Deeds.

Being the same property and legal description conveyed to Jill Nicolini, unmarried, by deed dated August 27, 2008 of record as Instrument No. 20070903-0090081, Register's Office of Davidson County, Tennessee.

Same legal description as prior deed.

Map 093-13-C 223.00 CO

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that she is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: Stormwater Detention Agreement of record in Instrument No. 20060224-0021730, 20080417-0038886, and Exhibit "C" of Instrument

BILL GARRETT, Davidson County
Trans:T20110076972 DEEDWARR
Recvd: 12/06/11 10:34 3 pgs
Fees:18.00 Taxes:758.50
20111206-0095004

No. 20080423-0041665 and 2008423-0041667, all in the Register's Office of Davidson County, Tennessee; survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the Northwest corner of said property; easements retained in Council Bills Nos. 658 and 43-77 with respect to alley closures, the locations of which are shown on survey by Littlejohn Engineering Associates dated October 28, 2005; Urban Zoning Overlay as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metro Clerk's Office of Davidson County, Tennessee; easement for sanitary sewers and/or storm drainage, water mains and pumps of record as Instrument No. 20060224-0021800 in said Register's Office, and 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 in said Register's Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 1 day of December, 2011.

Jill Nicolini

Jill Nicolini

STATE OF NEW YORK-COUNTY OF Bronx

Personally appeared before me, the undersigned, Jill Nicolini, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6 day of December, 2011.

My commission expires: September 14, 2013

Notary Public

IESHA N MASON
Notary Public, State of New York
No. 01MA6211187
Qualified in Bronx County
Commission Expires Sept. 14, 2013

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $205,000.00.

Jill Nicolini

Affiant

Subscribed and sworn to before me, this 1 day of December, 2011.

My commission expires: September 14, 2013

Notary Public

NEW PROPERTY OWNERS:
Candace Barrow & Nadene Larsen
600 12th Avenue South, Apt. 1004
Nashville, TN 37203

PERSON(S) RESPONSIBLE FOR TAXES:
SAME

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ISSHA N MASON
Notary Public, State of New York
No. 01MA6211187
Qualified in Bronx County
Commission Expires Sept. 14, 2013