WARRANTY DEED

G-VRES-12-600-1701

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

Subscribed and sworn to before me this 9th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny R. Martin	New Owner (NAME)	
600 12th Avenue South #1701 (ADDRESS)	2705 Burgess Falls Rd (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Cookeville TN 38506 (CITY) (STATE) (ZIP)	93-13-C-321.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LE MAC, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANNY R. MARTIN AND KELLY A. MARTIN, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that 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. 1701 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 TOWER CONDOMINIUM OF RECORD AS INSTRUMENT NO. 20080423-0041667 IN SAID REGISTER'S OFFICE; SAID UNIT ALSO BEING SHOWN AS PART OF EXHIBITS "D" TO SAID MASTER DEEDS.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM ICON IN THE GULCH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO LE MAC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 8TH DAY OF JUNE, 2009 IN INSTRUMENT NO. 20090608-0053063 AND SCRIVENER'S AFFIDAVIT AS RECORDED ON THE 24TH DAY OF JUNE, 2009 IN INSTRUMENT NO. 20090624-0058798, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NOS. 20080423-0041665 AND 20080423-0041667; CHARTER OF RECORD IN INSTRUMENT NO. 20080417-0038884; EASEMENT OF RECORD IN INSTRUMENT NO. 20060224-0021800; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20060224-0021730 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 600 12th Avenue South #1701, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120050760 DEEDWARR
Recvd: 07/11/12 08:28 2 pgs
Fees:13.00 Taxes:1849.63
20120711-0060617

Witness my/our hand(s) this 9th day of July, 2012.

Le Mac, LLC

BY: _____

Dan Pitts, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of July, 2012, before me personally appeared Dan Pitts, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Le Mac, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of July, 2012.

_____

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903