Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $304,000.00

Affiant

Subscribed and sworn to before me, this 25th day of July 2012.

Notary Public
My commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Davidson County DEEDWARR
Recvd: 07/27/12 09:02 3 pgs
Fees:18.00 Taxes:1124.80
20120727-0066075

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Justin L. Astroth	USAA Federal Savings Bank	93-130C/292.00
600 12th Ave S #1506	10750 McDermott Freeway	
Nashville TN 37203	San Antonio, TX 78288	

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 David M.Elliott, unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Justin L. Astroth 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:

Icon in the Gulch Unit 1506

Being Unit No. 1506 of ICON in the Gulch Tower Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Gulch tower Condominium of record in Instrument No. 20080423-0041667 Register's Office for Davidson County, Tennessee. The ICON in the Gulch Tower Condominium constitutes the Tower Unit in the ICON in the Gulch Master Condominium as established by the Master Deed Establishing ICON in the Gulch Master Condominium of record in Instrument No. 2008041665 said Register's Office. Also conveyed herewith is the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in exhibit E of the Master Deed establishing ICON in the Gulch Tower Condominium. Reference is hereby made to the plat of ICON in the Gulch Tower Condominium of record in as Exhibit D of such Master Deed Establishing ICON in the Gulch Tower Condominium for a more complete identification and description of such Unit.

Being the same property conveyed to David M. Elliott by deed from ICON in the Gulch, LLC a Tennessee limited liability company of record in Instrument No 20110106-0001926 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2012 taxes a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20080423-0041667 and 20080423-0041665.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and

requirements thereof; also subject to easements, rights, and interest 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Icon in the Gulch Tower Condominium and Icon in the Gulch Master Condominium 3) Storm Water Detention Agreement of record in Instrument No. 20060224-0021730 4) Easement for Sanitary Sewer and /or Storm Drainage of record in Instrument 20060224-0021800 5) Arts Redevelopment plan of record in Book 10965 Page 404 and amended in Book 11625 Page 252 and Instrument No. 20020715-0084598

This property is improved property known as 600 12th Ave S #1506, Nashville, Tennessee 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.

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.

WITNESS my hand this 25 day of July, 2012.

David M.Elliott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David M.Elliott , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 25 day of July, 2012.

Notary Public

My Commission expires: January 11, 2016

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

FILE NO: 07196

I, Rosemary Smithson, 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 law.

Signature

State of Tennessee

County of Williamson

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

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

