PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

Davidson County	DEEDWARR
Recvd: 08/22/12 13:09	3 pgs
Fees:18.00 Taxes:1302.40	
20120822-0075535	

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Christopher Allen Welch, an unmarried man, has this day bargained and sold and does hereby transfer and convey unto Trever C. Tummins, single man, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Unit No. 415 of ICON in the Gulch Mid-Rise Condominium (the "Unit"), and as established by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Mid-Rise Condominium constitutes the Mid-Rise Unit in the ICON in the Gulch Master Condominium, as established by the Master Deed Establishing ICON in the Gulch Master Condominium, of record as Instrument No. 20080423-0041665, 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 Mid-Rise Condominium. Reference is hereby made to the plat of ICON in the Gulch Mid-Rise Condominium of record as Exhibit D to the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium, for a more complete identification and description of such Unit.

This property is also known as improved property located at 600 12th Avenue South #415, Nashville, TN 37203.

Being the same property conveyed to Christopher Allen Welch, an unmarried man by deed from Icon in the Gulch, LLC, dated June 28, 2011, of record in Instrument Number 20110706-0051773, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Trever C. Tummins, single man, his heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 20th day of August, 2012.

Christopher Allen Welch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Christopher Allen Welch with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 20th day of August, 2012.

KRISTI HOWELL NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kristi Howell
NOTARY PUBLIC
MY COMMISSION EXPIRES 4/20/2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $352,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Karen S Falkner
Affiant

Subscribed and sworn to before me this 20th day of August, 2012.

Sheri Engel
NOTARY PUBLIC

My Commission Expires: January 11, 2016

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Map & Parcel No.: 093-13-0-C-031.00-CO

Name and address of new owner:
Trever C. Tummins

600 12th Ave South # 415
Nashville, TN 37203

Send tax bills to:
Tax Bills
F & M Bank
10 Cadillac Dr Suite 100
Brentwood, TN 37027

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.

