378,000.00

WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sanjiv K. Khullar	new owner	093-13-0C-189
(NAME)	(NAME)	
600 12th Avenue, S., #821		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bed 821, LLC, a Tennessee limited liability company HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sanjiv K. Khullar and Kiran Khullar, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 821 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.

Being the same property conveyed to BED 821, LLC, a Tennessee Limited Liability Company, by deed from ICON IN THE GULCH, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20110329-0024004, dated March 25, 2011, said Register's Office.

This conveyance is subject to: 2012 property taxes which are a lien, but not yet due and payable; all matters appearing 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; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 600 12th Avenue, S., #821, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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:T20120072335 DEEDWARR
Recvd: 09/25/12 15:28 2 pgs
Fees:13.00 Taxes:1376.40
20120925-0087264

Witness our hands this 14th day of September, 2012.

BED 821, LLC

By: Adam Diskin, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Adam Diskin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a manager of Bed 821, LLC, a Tennessee limited liability company, to be the person who executed the foregoing instrument on behalf of Bed 821, LLC, a Tennessee limited liability company and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of September, 2012.

Notary Public

My Commission Expires: 5/20/14

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.