WARRANTY DEED

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: January 11, 2016
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/30/12 09:04 3 pgs
Fees:18.00 Taxes:795.50
20121030-0099197

R-BR-12-600-802

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
Lindy Bechke	Lindy Bechke (NAME)	
600 12th Avenue South, #802	9123 Westfield Ln. (ADDRESS)	
(ADDRESS) Nashville, TN 37203	Strongsville, OH 44136	93-13-C-172.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we HEATHER KIEFER KISTKA, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDY BECHKE, 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:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 802 OF ICON IN THE GULCH, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING ICON IN THE GULCH MID-RISE CONDOMINIUM OF RECORD IN INSTRUMENT NUMBER 20080423-0041666, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL 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 BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT D TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT E TO SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO HEATHER M. KIEFER BY DEED FROM ICON IN THE GULCH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY IN INSTRUMENT NUMBER 20090622-0057871, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 12, 2009. HEATHER M. KIEFER, HAVING SINCE MARRIED IS NOW KNOWN AS HEATHER KIEFER KISTKA. HER SPOUSE, ZACHARY KISTKA JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL RIGHTS IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAN OF RECORD IN BOOK 21, PAGE 117; INSTRUMENT NUMBER 20080423-0041666; INSTRUMENT NUMBER 20080423-0041665; INSTRUMENT NUMBER 20080417-0038884; INSTRUMENT NUMBER 20080417-0038885; INSTRUMENT NUMBER 20060224-0021730; INSTRUMENT NUMBER 20060224-0021800; BOOK 10965, PAGE 404, AS AMENDED IN BOOK 11625, PAGE 252, AND FURTHER AMENDED IN INSTRUMENT NUMBER 20020715-0084598, SAID REGISTER'S OFFICE; EASEMENTS RETAINED IN COUNCIL BILLS NOS. 658 AND 43-77 WITH RESPECT TO ALLEY CLOSURES, THE LOCATION OF WHICH ARE SHOWN ON SURVEY OF LITTLEJOHN ENGINEERING ASSOCIATES DATED OCTOBER 28, 2005; TEMPORARY CONSTRUCTION EASEMENT BETWEEN BELLSOUTH TELECOMMUNICATIONS, INC. AND METROPOLITAN DEVELOPMENT AND HOUSING AGENCY IN INSTRUMENT NUMBER 20040105-0001338, SAID REGISTER'S OFFICE; SUBJECT TO URBAN ZONING OVERLAY OF RECORD AS METRO ORDINANCE NO. BL2000-364, MADE APPLICABLE BY ORDINANCE NO. BL-2000-476 OF RECORD IN THE METROPOLITAN CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 600 12th Avenue South, #802, 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.

Witness my/our hand(s) this 28th day of September, 2012.

Heather Kiefer Kistka

Zachary Kistka

STATE OF Tennessee
COUNTY OF Davidson

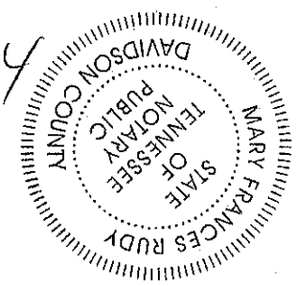
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Heather Kiefer Kistka and Zachary Kistka, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 28th day of September, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



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

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.

