WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130026359 DEEDWARR
Recvd: 04/02/13 09:54 2 pgs
Fees: 13.00 Taxes: 1240.98

20130402-0032143

R-VRES-13-600-1606

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,400.00

Affiant

Subscribed and sworn to before me this 22nd DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-3-15

(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
Brandon Scott Harbin	New Owner (NAME)	
600 12th Ave S Apt 1606 (ADDRESS)	(ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	093-13-0C-309.00

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 JACK P. DAVIS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRANDON SCOTT HARBIN, 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. 1606 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 IN INSTRUMENT NO. 2008023-0041665, 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 TO JACK P. DAVIS, UNMARRIED BY QUITCLAIM DEED FROM JOSHUA DAVID BARNES, UNMARRIED OF RECORD AT INSTRUMENT NO. 20130129-0009325, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 11, 2013 AND RECORDED ON JANUARY 29, 2013.

BEING THE SAME PROPERTY CONVEYED TO JACK P. DAVIS AND JOSHUA DAVID BARNES, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY DEED FROM ICON IN THE GULCH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20080826-0087652, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 22, 2008 AND RECORDED ON AUGUST 26, 2008.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20080423-0041665 AND INSTRUMENT NO. 20080423-0041667; INSTRUMENT NUMBER 20080417-0038884, INSTRUMENT NUMBER 20080417-0038886, INSTRUMENT NUMBER 20060224-0021730, INSTRUMENT NUMBER 20060224-0021800, BOOK 10965, PAGE 404, BOOK 11625, PAGE 252, INSTRUMENT NUMBER 20020715-0084598, INSTRUMENT NUMBER 20040105-0001338; C) COUNCIL BILLS NOS. 658 AND 43-77 WITH RESPECT TO ALLEY CLOSURES, THE LOCATIONS OF WHICH ARE SHOWN ON SURVEY BY LITTLEJOHN ENGINEERING ASSOCIATES DATED OCTOBER 28, 2005; D) 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 E) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 600 12th Ave S Apt 1606, 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 22nd day of March, 2013.

Jack P. Davis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jack P. Davis, 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 22nd day of March, 2013.

Notary Public

My Commission Expires: 1/9/2016

(SEAL)

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

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