BILL GARRETT, Davidson County
Trans:T20130030479 DEEDWARR
Recvd: 04/15/13 10:15 3 pgs
Fees:18.00 Taxes:1424.50
20130415-0036931

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Subscribed and sworn to before me, this 4th day of April, 2013.

Notary Public

My Commission Expires: 4-25-16

ANGELA R. WINDHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

This instrument was prepared by:
Wayne Crim, Attorney
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Neeley B. Koester 600 12th Avenue South, Unit 438 Nashville, TN 37203	Same as New Owner	093-13-0-C-438.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, ALLISON M. FLORES, a married person, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto NEELEY B. KOESTER, an unmarried woman, hereinafter called the Grantee, her heirs and assigns, a 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. 438 of ICON in the Gulch, a Condominium Development established pursuant to the provisions 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 No. 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 Allison M. Flores, a married person by Warranty Deed dated June 4, 2008 from ICON In the Gulch, LLC, a Tennessee limited liability company of record in Instrument No. 20080605-0057946 and Affidavit in Instrument No. 20080611-0060283, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County Taxes have been prorated by the parties and assumed by the Grantee.

2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee

Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of ICON in the Gulch Mid-Rise Condominium of record in Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Book 21, page 117, Register's Office for Davidson County Tennessee.

4. Subject to all matters shown on the Plan attached Exhibit "D" to the Master Deed establishing the ICON in the Gulch Master Condominium in Instrument No. 20080423-0041665 and 20080423-0041667, and to the Master Deed establishing ICON in the Gulch Mid-Rise Condominium in Instrument No. 20080423-0041666, in the Register's Office for Davidson County, Tennessee.

5. Charter of the ICON in the Gulch Master Condominium Association, Inc., of record as Instrument No. 20080417-0038884 in the Register's Office for Davidson County, Tennessee.

6. Charter of the ICON in the Gulch Mid-Rise Condominium Association, Inc., of record as Instrument No. 20080417-0038885 in the Register's Office for Davidson County, Tennessee.

7. Assignment of Parking Spaces of record in Instrument No. 20121009-0092464 in the Register's Office for Davidson County, Tennessee.

8. Stormwater Detention Agreement of record as Instrument No. 20060224-0021730 in the Register's Office for Davidson County, Tennessee.

9. Easement for sanitary sewers and/or storm drainage, water mains and pumps of record as Instrument No. 20060224-0021800 in the Register's Office for Davidson County, Tennessee.

10. Subject to the Arts Center Redevelopment Plan of record in Book 10965, page 404, as amended in Book 11625, page 252, and further amended by Instrument No. 20020715-0084598 in the Register's Office for Davidson County, Tennessee.

11. Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the northwest corner of said property.

12. Easements retained in 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.

13. Temporary Construction Easement between BellSouth Telecommunications, Inc., and Metropolitan Development and Housing Agency of record as Instrument No. 20040105-0001338 in the Register's Office for Davidson County, Tennessee, the location of which is shown on Survey by Littlejohn Engineering Associates dated October 28, 2005.

14. 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.

15. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

16. Subject to rights of others in and to the common areas and/or elements.

This property is improved property known as 600 12th Avenue South, Unit 438, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said condominium apartment unit, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her 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.

The undersigned, JAVIER FLORES, husband of ALLISON M. FLORES, enters into the conveyance for the purpose of conveying any marital interest that he may have in the subject property.

WITNESS our hands this 4 day of April, 2013.

ALLISON M. FLORES

JAVIER FLORES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this 4th day of April, 2013.

Notary Public

My Commission Expires: 7/6/2015

ALBERT WAYNE CRIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.