BILL GARRETT, Davidson County
Trans: T20130037683 DEEDWARR
Recvd: 05/06/13 14:44 2 pgs
Fees: 13.00 Taxes: 869.50
20130506-0045652

WARRANTY DEED

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

R-VRES-13-600-1112

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3/18/14

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
Emily Stewart	New Owner (NAME)	
600 12th Avenue South # 1112 (ADDRESS)	(ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	093-13-0C-247.00

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 MARGUERITE REESE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EMILY STEWART, 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:

UNIT NO. 1112 OF ICON IN THE GULCH TOWER CONDOMINIUM (THE UNIT) AND AS ESTABLISHED BY THE MASTER DEED ESTABLISHING ICON IN THE GULCH TOWER CONDOMINIUM OF RECORD AS INSTRUMENT NO. 20080423-0041667, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE ICON IN THE GULCH TOWER CONDOMINIUM CONSTITUTES THE TOWER 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 TOWER CONDOMINIUM. REFERENCE IS HEREBY MADE TO THE PLAT OF ICON IN THE GULCH TOWER CONDOMINIUM OF RECORD AS EXHIBIT D OF SUCH MASTER DEED ESTABLISHING ICON IN THE GULCH TOWER CONDOMINIUM, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO MARGUERITE REESE BY DEED FROM ICON IN THE GULCH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20090812-0076055, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 4, 2009 AND RECORDED ON AUGUST 12, 2009.

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; INSTRUMENT NUMBER 20080423-0041667; INSTRUMENT NUMBER 20080417-0038884; INSTRUMENT NUMBER 20080417-0038886; INSTRUMENT NUMBER 20060224-0021730; INSTRUMENT NUMBER 20060224-0021800; BOOK 10965, PAGE 404, AS AMENDED IN BOOK 11625, PAGE 252; INSTRUMENT NUMBER 20020715-0084598; INSTRUMENT NUMBER 20040105-0001338; SAID REGISTER'S OFFICE; C) COUNCIL BILLS NOS. 658 AND 43-77; 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 Avenue South # 1112, 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 1st day of May, 2013

Marguerite Reese by John Gleaves as Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARGUERITE REESE and who acknowledged he/she/they executed the same as the free act and deed of the said MARGUERITE REESE.

Witness my hand and official seal, this the 1st day of May, 2013.

Notary Public

My Commission Expires: January 9, 2016

(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

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