BILL GARRETT, Davidson County
Trans: T20130038368 DEEDWARR
Recvd: 05/08/13 10:22 2 pgs
Fees: 13.00 Taxes: 1646.50

20130508-0046383

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-13-600-725

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gruntles Living Trust (NAME)	**Same as New Owner** (NAME)	**93-13-C-154.00 CO**
600 12th Avenue South #725 (ADDRESS)	(ADDRESS)	
Nashville, TN 37203 (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, we **DENNIS M. FOX AND WIFE, PATRICIA M. FOX,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **VICTOR WLODINGUER, TRUSTEE OF THE GRUNTLES LIVING TRUST DATED NOVEMBER 18, 2009,** 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 TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

UNIT NO. 725 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 DENNIS M. FOX AND WIFE, PATRICIA M. FOX BY WARRANTY DEED FROM ICON IN THE GULCH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 21ST DAY OF APRIL, 2011 IN INSTRUMENT NO. 20110421-0030676, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; CHARTER OF RECORD IN INSTRUMENT NO. 20080417-0038885 AND 20080417-0038884; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20080423-004166 AND INSTRUMENT NO. 20080423-004165; EASEMENTS OF RECORD IN INSTRUMENT NO. 20060224-0021800; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20060224-0021730; PLAN OF RECORD IN BOOK 10965, PAGE 404, BOOK 11625, PAGE 525 AND INSTRUMENT NO. 20020715-0084598; ASSIGNMENT OF STORAGE UNIT OF RECORD IN INSTRUMENT NO. 20121009-0092463 AND INSTRUMENT NO. 20121009-0092464 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **600 12th Avenue South #725 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 30th day of April, 2013.

Dennis M. Fox

Dennis M. Fox

Patricia M. Fox by Dennis M. Fox, Attorney in Fact

Patricia M. Fox by Dennis M. Fox,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis M. Fox, 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 y executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2013.

C. Loy Carney

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared DENNIS M. FOX 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 PATRICIA M. FOX and who acknowledged he executed the same as the free act and deed of the said PATRICIA M. FOX.

Witness my hand and official seal, this the 30th day of April, 2013.

C. Loy Carney

Notary Public
My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212