Davidson County DEEDWARR
Recvd: 05/24/13 15:25 3 pgs
Fees:18.00 Taxes:1618.75
20130524-0053094

	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $437,500.00 Affiant Subscribed and sworn to before me, this 21st day of May, 2013. Notary Public My commission expires: 10.11.15
(Notary Stamp)	

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert D. Mickits **Angelina R. Mickits**	**New Owner**	**Map\Parcel: 093-13-0-C-435.00CO**
600 12th Avenue South #435		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

Lauren Fincher DeVine, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert D. Mickits and wife, Angelina R. Mickits

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A 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, 435 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 part of the same property conveyed to Lauren M. Fincher, unmarried, Warranty Deed from ICON In The Gulch, LLC, a Tennessee limited liability company of record as Instrument No. 20100820-0066060, dated August 17, 2010, Register's Office for Davidson County, Tennessee. Lauren M. Fincher having since married and is now known as Lauren Fincher DeVine.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Instrument No. 20080423-0041665 and Instrument No. 20080423-0041666 and Instrument No. 20080423-0041667, Register's Office for DAVIDSON County, Tennessee.
Restriction for Art Center Development Plan of record in Book 10965, Page 404 and amended in Book 11625, Page 252, and Instrument No. 20020715-0084598, Register's Office for DAVIDSON County, Tennessee.
Easement s contained in Council Bills No. 658 & 43-77 Register's Office for DAVIDSON County, Tennessee.

Charter for Master Condominium Assn. of record in Instrument No. 20080417-0038884, Register's Office for DAVIDSON County, Tennessee.
Charter for Mid-Rise Condominium Assn. of record in Instrument No. 20080417-0038885, Register's Office for DAVIDSON County, Tennessee.
Charter for Tower Condominium Assn.record in Instrument No.20080417-0038886 Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement of record in Instrument No. 20060224-0021800, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20060224-0027130, Register's Office for DAVIDSON County, Tennessee.
Metropolitan Ordinance in BL2000-364 mad applicable by BL2000-476, Register's Office for DAVIDSON County, Tennessee.
Easement to Bellsouth of record in Instrument No. 20040105-0001338 Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements
Subject to lien for special assessment contained in DCCR's / Master Deed
Subject to HOA dues -if any
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 600 12th Avenue South #435, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 except as 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 GRANTEES, 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 21st day of May, 2013.

Lauren Fincher DeVine

*Joshua DeVine, spouse of Lauren Fincher DeVine, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Joshua DeVine

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Lauren FincherDeVine and husband Joshua DeVine , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2013.

My Commission Expires: 9-5-2016

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **130250DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith 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, Carol Clawson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carol A. Clawson
Notary's Signature

My Commission Expires: 3/17/2014

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY