RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01288-15003

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130047809 DEEDWARR
Recvd: 06/07/13 13:24 4 pgs
Fees:23.00 Taxes:2007.25
20130607-0058209

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $542,500.00.

Affiant

Subscribed and sworn to me on June 6, 2013.

NOTARY PUBLIC My Commission Expires: 4-2-15

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26551SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Arlene Mack McLaren, John M. McLaren, and Paul Sowizral, Trustees of the Keenan C. McLaren Trust of 2004 600 12th Avenue, South #1001 Nashville, TN 37202	SAME ADDRESS AS NEW OWNER	093-13-C-221 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kenneth Wheat and wife, Cheryl Wheat and Lori Anna Wheat, an unmarried woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Arlene Mack McLaren, John M. McLaren, and Paul Sowizral, Trustees of the Keenan C. McLaren Trust of 2004, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit No. 1001 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 Kenneth Wheat and wife, Cheryl Wheat, and Lori Anna Wheat, an unmarried woman, as Tenants in Common with right of survivorship, by Warranty Deed from ICON In The Gulch, LLC, a Tennessee limited liability company, of record as Instrument No. 20120301-0018163 in the 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 which 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 Deeds establishing a Horizontal Property Regime of ICON in the Gulch Condominiums of record as Instruments Nos. 20080423-0041665 and 20080423-0041667, and including, but not limited to the By-Laws shown as Exhibits "B"; the Plans shown as Exhibits "D", and the Rules and Regulations shown as Exhibits "G" to said Master Deeds, in the Register's Office for Davidson County, Tennessee.
3. Charter of the ICON in the Gulch Master Condominium Association, Inc., of record as Instrument No. 20080417-0038884 in said Register's Office.
4. Charter of the ICON in the Gulch Tower Condominium Association, Inc., of record as Instrument No. 20080417-0038886 in said Register's Office.
5. Stormwater Detention Agreement of record as Instrument No. 20060224-0021730 in said Register's Office.
6. Easement for sanitary sewers and/or storm drainage, water mains and pumps of record as Instrument No. 20060224-0021800 in said Register's Office.
7. 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 said Register's Office.
8. Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the northwest corner of said property.

9. 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.
10. 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.
11. 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.

This property is also known as improved property located at 600 12th Avenue, South #1001, Nashville, TN 37202.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on June 6, 2013.

Kenneth Wheat

Cheryl Wheat by Kenneth Wheat, Her Attorney-In-Fact

Lori Anna Wheat by Kenneth Wheat, Her Attorney-In-Fact

STATE OF SOUTH CAROLINA, COUNTY OF Richland

On June 6, 2013, before me personally appeared Kenneth Wheat to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on June 6, 2013.

Kathryn Ross
NOTARY PUBLIC

My Commission Expires: March 28, 2022

STATE OF SOUTH CAROLINA, COUNTY OF Richland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Wheat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Cheryl Wheat, as her Attorney in Fact, as the free act and deed of the within named Cheryl Wheat. Witness my hand and official seal on June 6, 2013.

Kathryn Ross
NOTARY PUBLIC

My Commission Expires: March 28, 2022

STATE OF SOUTH CAROLINA, COUNTY OF Richland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth Wheat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Lori Anna Wheat, as her Attorney in Fact, as the free act and deed of the within named Lori Anna Wheat. Witness my hand and official seal on June 6, 2013.

Kathryn Ross
NOTARY PUBLIC

My Commission Expires: March 28, 2022