THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13050182**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $82,000.00. Affiant Subscribed and sworn to before me, this14th day of June, 2013. Notary Public My Commission Expires: 7-9-13

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 9, 2013

WARRANTY DEED

Address New Owner: Derek E. Fecteau and Tin N. Thu 600 12th Ave S #417 Nashville TN 37203	Send Tax Bills To: SWBC Mortgage Corp. 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 093130C03300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kentucky Bell Productions, Inc., a Kentucky Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Derek E. Fecteau, an unmarried man and Tin N. Thu, an unmarried woman** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 417 as set forth in the Master Deed Establishing ICON in the Gulch Master Condominium, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080423-0041665 in the Register's Office for Davidson County, Tennessee; and further by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666 in said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deeds.

Being the same property conveyed to Kentucky Bell Productions, Inc, a Kentucky Corporation by Warranty Deed from ICON In the Gulch, LLC, a Tennessee limited liability company, recorded on the 20th day of October, 2008 in Instrument No. 20081020-0104953, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Charter of Icon in the GulchMaster Association, Inc. recorded at Instrument No. 200804170038884.

Charter of Icon in the Gulch Mid-Rise Condominium Association, Inc. recorded at Instrument No. 20080417-0038885.

Charter of Icon in the Gulch Tower Condominium Association, Inc. recorded at Instrument No. 20080417-0038886.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ICON IN THE GULCH MASTER CONDOMINIUM of record in Instrument No. 20080423-0041665; 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 building thereon.

All other restrictions, easements, and planning documents of record.

BILL GARRETT, Davidson County
Trans:T20130052881 DEEDWARR
Recvd: 06/21/13 15:10 2 pgs
Fees:13.00 Taxes:1413.40
20130621-0064072

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ICON IN THE GULCH MID-RISE CONDOMINIUM of record in Instrument No. 20080423-0041666; 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 building thereon.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ICON IN THE GULCH TOWER CONDOMINIUM of record in Instrument No. 20080423-0041667; 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 building thereon.

Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument No. 20060224021800.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060224-0021730.

The Arts Center Redevelopment Plan as set forth in instrument recorded in Book 10965, Page 404 as amended in Book 11625, Page 252 and Instrument No.20020715-0084598.

Roadway Encroachment set forth on the survey by Littlejohn Engineering Associates dated October 28, 2005.

Easements retained in Council Bill 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.

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.

Temporary Construction Easement between BellSouth Telecommunications, Inc., and Metropolitan Development and Housing Agency recorded at Instument No. 20040105-0001338, the location of which is shown on Survey by Littlejohn Engineering Associates dated October 282005.

This is improved property located at 600 12th Ave S #417 Nashville TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of June, 2013.

Kentucky Bell Productions, Inc.

By: Laura Bell Bundy, President

STATE OF ~~Tennessee~~ Maryland)ssc
COUNTY OF ~~Davidson~~ Baltimore City

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Bell Bundy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the President of Kentucky Bell Productions, Inc., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker..

Witness my hand, at office, this 13th day of June, 2013.

Sandra S. Chipps
Notary Public

My Commission Expires: 11-03-2015

SANDRA S. CHIPPS NOTARY PUBLIC BALTIMORE CITY