File Box 8

BILL GARRETT, Davidson County
Trans:T20130060165 DEEDWARR
Recvd: 07/15/13 14:15 2 pgs
Fees:13.00 Taxes:934.25

20130715-0073058

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-24-2017

WARRANTY DEED

G-VRES-13-600-410

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)
Nicholas Hanges	Summit Funding, Inc.	
(NAME)	(NAME)	
600 12th Avenue South #410	2601 Fair Oaks Blvd.	**93-13-C-28.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Sacramento, CA 95864	
(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 **SCOTT D. KNABE, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NICHOLAS HANGES, A SINGLE PERSON,** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 410 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. 20080423-0041667 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 SCOTT D. KNABE, A SINGLE PERSON BY WARRANTY DEED FROM ICON IN THE GULCH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 20TH DAY OF JUNE, 2008 IN INSTRUMENT NO. 20080620-0063914, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID SCOTT D. KNABE IS ONE AND THE SAME PERSON AS THE SCOTT KNABE LISTED ON THE DURABLE POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20130712-0072137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NOS. 20080417-0038885 AND 20080417-0038886; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NOS. 20080423-0041665 AND 20080423-0041666; EASEMENT OF RECORD IN INSTRUMENT NO. 20060224-0021800; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20060224-0021730; THE ARTS REDEVELOPMENT PLAN OF RECORD IN BOOK 10965, PAGE 404, BOOK 11625, PAGE 252 AND INSTRUMENT NO. 20020715-0084598; EASEMENT OF RECORD IN INSTRUMENT NO. 20040105-0001338; RESTRICTIONS AS SET FORTH IN THE DEED OF RECORD IN INSTRUMENT NO. 20080620-0063914 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 #410 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 12th day of July, 2013.

Scott D. Knabe by Sara Johnson, attorney in fact

Scott D. Knabe by Sara Johnson,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

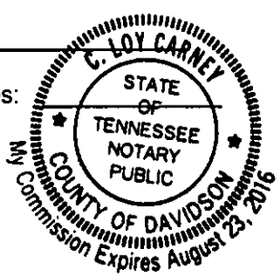
Before me personally appeared SARA JOHNSON to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SCOTT D. KNABE as per the POA of record in Instrument No. 20130712-0072137, Register's Office for Davidson County, Tennessee and who acknowledged she executed the same as the free act and deed of the said SCOTT D. KNABE.

Witness my hand and official seal, this the 12th day of July, 2013.

C. Loy Carney

Notary Public
My Commission Expires:

(SEAL)



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