BILL GARRETT, Davidson County
Trans:T20130061441 DEEDWARR
Recvd: 07/18/13 14:52 3 pgs
Fees:18.00 Taxes:1054.50

20130718-0074571

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed and sworn to before me, this 16th day of July, 2013.

Notary Public

My Commission Expires: 7/6/2015

ALBERT WAYNE CRIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument was prepared by:
Wayne Crim, Attorney
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew A. Sample 600 12th Avenue South #421 Nashville, TN 37203	Same Address as New Owner	093-13-0-C-037.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, ROBERT B. LEWIS and wife DEBRA P. HADZOR, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto MATTHEW A. SAMPLE, unmarried, hereinafter called the Grantee, his heirs 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. 421 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 Robert B. Lewis and wife, Debra P. Hadzor by Warranty Deed dated July 18, 2008 from ICON In the Gulch, LLC, a Tennessee limited liability company of record in Instrument No. 20080721-0074688, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County Taxes 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 20080423-0041666, 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 Mid-Rise Condominium Association, Inc., of record as Instrument No. 20080417-0038885 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 regained 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. Temporary Construction Easement between BellSouth Telecommunications, Inc., and Metropolitan Development and Housing Agency of record as Instrument No. 20040105-0001338 in said Register's Office, the location of which is shown on Survey by Littlejohn Engineering Associates dated October 28, 2005.

11. 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.

12. 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 improved property known as 600 12th Avenue South #421, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said condominium apartment unit, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors 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; Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said condominium unit to 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 this 16th day of July, 2013.

Robert B. Lewis By Debra P. Hadzor, his Attorney-in-fact

ROBERT B. LEWIS
By DEBRA P. HADZOR, his Attorney-in-Fact
Durable Specific Power of Attorney of record
as Instrument No. 20130718007457 0,
Register's Office for Davidson County, Tennessee.

Debra P. Hadzor

DEBRA P. HADZOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEBRA P. HADZOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of ROBERT B. LEWIS, as his attorney-in-fact, and as the free act and deed of ROBERT B. LEWIS, the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, this 16th day of July, 2013.

ALBERT WAYNE CRIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Albert Wayne Crim
Notary Public

My Commission Expires: 7/6/2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA P. HADZOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of July, 2013.

ALBERT WAYNE CRIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Albert Wayne Crim
Notary Public

My Commission Expires: 7/6/2015