WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/23/13 13:48 3 pgs
Fees:18.00 Taxes:980.50
20130723-0076169

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00.

Affiant

Subscribed and sworn to me on July 19, 2013

NOTARY PUBLIC
My commission expires: 1/6/15

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew Myles 600 12th Ave. S., Apt. 512 Nashville, TN 37203	Sumner Bank and Trust 780 Browns Lane Gallatin, Tennessee 37066	093-13-0-C 062.00 C0

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Chris Fowler, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Matthew Myles, a single man, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 512 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. Also included in this conveyance is parking space #502.
>
> Being the same property conveyed to Chris Fowler by Warranty Deed from ICON In the Gulch, LLC, a Tennessee limited liability company, recorded on the 25th day of July, 2008 in Instrument No. 20080725-0076339, in the Register's Office of Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is 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.
>
> Katherine Teague Fowler, spouse of Chris Fowler, joins in this conveyance for the purpose of transferring any marital interest she may have in the property.
>
> This property is also known as improved property located at 600 12th Avenue South, No. 512, 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 GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 July 19, 2013.

Ronnie Brice Fowler, attorney in fact
Chris Fowler for Chris Fowler

Ronnie Brice Fowler attorney in fact
Katherine Teague Fowler for Katherine Teague Fowler

State of Tennessee)

County of Davidson)

Personally appeared before me, John Cobb Rochford, Notary Public, in and for said County and State, Ronnie Brice Fowler, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the "attorney-in-fact" for Chris Fowler and Katherine Teague Fowler or a constituent of Chris Fowler and Katherine Teague Fowler and is authorized by Chris Fowler and Katherine Teague Fowler or by his/her constituent, the constituent being authorized by Chris Fowler and Katherine Teague Fowler, to execute this instrument on behalf of Chris Fowler and Katherine Teague Fowler.

Witness my hand, at office, this 19th day of July, 2013.

JCobb Rochford
Notary Public

My Commission Expires: 1/6/15

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford

State of Tennessee
County of Davidson

Personally appeared before me, Lindsey G. Boswell, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Lindsey G. Boswell
Notary's Signature

My commission expires: 8/23/14