BILL GARRETT, Davidson County
Trans:T20130076217 DEEDWARR
Recvd: 09/04/13 09:25 2 pgs
Fees:13.00 Taxes:1291.30

20130904-0092903

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 2014
(AFFIX SEAL)

G-VRES-13-600-1706

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)
Matias Borges (NAME)	SWBC Mortgage Corporation (NAME)	MAP
600 12th Avenue South #1706 (ADDRESS)	9311 San Pedro Ave. #100 (ADDRESS)	93-13-C-326.00 CO
Nashville, TN 37203 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (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 **JOHN M. MCLAREN, TRUSTEE OF THE KEENAN C. MCLAREN TRUST OF 2004**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MATIAS BORGES AND WIFE, PAOLA MARIA MAROTTA**, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

UNIT NO. 1706 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 JOHN M. MCLAREN AND PAUL SOWIZRAL, TRUSTEES OF KEENAN C. MCLAREN TRUST OF 2004 BY WARRANTY DEED FROM ICON IN THE GULCH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 2ND DAY OF AUGUST, 2011 IN INSTRUMENT NO. 20110802-0059326, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NOS. 20080423-0041665 AND 20080423-0041667; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN INSTRUMENT NO. 20060224-0021800; STORMWATER 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; ASSIGNMENTS OF RECORD IN INSTRUMENT NO. 20121009-0092464 AND INSTRUMENT NO. 20121009-0092463 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 #1706 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 26th day of August, 2013.

The Keenan C. McLaren Trust of 2004

BY: John M McLaren
John M. McLaren, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of August, 2013, before me personally appeared John M. McLaren, Trustee of the Keenan C. McLaren Trust of 2004, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 26th day of August, 2013.

Nadine L. Rodney-Conway
Notary Public

My Commission Expires: February 6, 2015

NADINE L. RODNEY-CONWAY
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES FEB. 6, 2015

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