BILL GARRETT, Davidson County
Trans: T20130078040 DEEDWARR
Recvd: 09/09/13 15:22 2 pgs
Fees: 13.00 Taxes: 1405.63

20130909-0095149

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-VRES-13-600-705

**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) |
|---|---|---|
| **Eric Decker** | | |
| (NAME) | (NAME) | |
| **600 12th Avenue South #705** | SAME | **93-13-C-135.00 CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37203** | | |
| (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 **ASHLEY RAE COPLEY AND KEVIN MATTHEW COPLEY. WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ERIC DECKER, MARRIED,** 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. 705 OF ICON IN THE GULCH MID-RISE CONDOMINIUM (THE "UNIT") AND AS ESTABLISHED BY THE MASTER DEED ESTABLISHING ICON IN THE GULCH MID-RISE CONDOMINIUM OF RECORD AS INSTRUMENT NO. 20080423-0041666, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE ICON IN THE GULCH MID-RISE CONDOMINIUM CONSTITUTES THE MID-RISE 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 MID-RISE CONDOMINIUM. REFERENCE IS HEREBY MADE TO THE PLAT OF ICON IN THE GULCH MID-RISE CONDOMINIUM OF RECORD AS EXHIBIT D TO THE MASTER DEED ESTABLISHING ICON IN THE GULCH MID-RISE CONDOMINIUM, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.**

**BEING THE SAME PROPERTY CONVEYED TO ASHLEY RAE COPLEY AND KEVIN MATTHEW COPLEY, WIFE AND HUSBAND BY WARRANTY DEED FROM ICON IN THE GULCH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 31ST DAY OF MAY, 2011 IN INSTRUMENT NO. 20110531-0041343, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**ASHLEY RAE COPLEY IS ONE AND THE SAME PERSON AS ASHLEY COPLEY LISTED ON THE POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH. KEVIN MATTHEW COPLEY IS ONE AND THE SAME PERSON AS THE KEVIN COPLEY LISTED ON THE POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH.**

**THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; CHARTER OF RECORD IIN INSTRUMENT NO. 20080417-0038885 AND INSTRUMENT NO. 20080417-0038884; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INTRUMENT NO. 20080423-0041666 AND INSTRUMENT NO. 20080423-0041665; EASEMENT OF RECORD IN INSTRUMENT NO. 20060224-0021800; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20060224-0021730; ARTS REDEVELOPMENT PLAN OF RECORD IN BOOK 109665, PAGE 404, BOOK 11625, PAGE 252 AND INSTRUMENT NO. 20020715-0084598; TEMPORARY EASEMENT OF RECORD IN INSTRUMENT NO. 20040105-0001338; ASSIGNMENTS OF RECORD IN INSTRUMENT NOS. 20121009-0092463 AND 20121009-0092464 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 #705 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 8th day of August, 2013.

Ashley Rae Copley by John Gleaves,
Attorney in Fact

Kevin Matthew Copley by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES 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 ASHLEY RAE COPLEY AND KEVIN MATTHEW COPLEY and who acknowledged he executed the same as the free act and deed of the said ASHLEY RAE COPLEY AND KEVIN MATTHEW COPLEY.

Witness my hand and official seal, this the 8th day of August, 2013.

Notary Public
My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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