BILL GARRETT, Davidson County
Trans:T20130081632 DEEDWARR
Recvd: 09/20/13 10:21 2 pgs
Fees:13.00 Taxes:910.20

20130920-0099212

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2013.

(Affix Seal) Notary Public

My Commission Expires: January 9, 2016

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

26229

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Edgar Garcia Castillo	~~NEW OWNER~~ Wells Fargo Bank, N.A.	Map/Parcel
600 12th Avenue South, Unit 1912	4101 Wiseman Blvd. Bldg 108	0913 13 0C 366.00
Nashville, TN 37203	San Antonio, TX 78251-4200	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, DOUGLAS B. FLANAGAN, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto EDGAR GARCIA CASTILLO, a single man, hereinafter called the GRANTEE, his 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. 1912 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 in Instrument 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 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 Douglas B. Flanagan by deed from Icon In the Gulch, LLC, a Tennessee limited liability company, of record in Instrument 20100702-0052275, Register' s Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2013 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying his/her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 0913 13 0C 366.00.

b. The premises herein insured 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 the easements, rights and interest 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Icon in the Gulch Condominiums of record in Instrument Number 200804230041665 and Instrument 200804230041667, and the Master Deed establishing a Horizontal Property Regime of Icon in the Gulch Mid-Rise Condominium of record in Instrument Number 200804230041666, Register's Office for Davidson County, Tennessee.

c. Subject to all matters shown on the Plan of record in Book 21, page 117, Register' s Office for Davidson County, Tennessee.

d. Subject to all matters shown on the Plan attached as Exhibit "D" to the Master Deed establishing Icon in the Gulch Master Condominium in Instrument 200804230041665 and 200804230041667 and to the Master Deed establishing Icon in the Gulch Mid-Rise Condominium in Instrument 200804230041666, Register' s Office for Davidson County, Tennessee.

e. Charter of the Icon in the Gulch Master Condominium Association, Inc. in Instrument 200804170038884, Register's Office for Davidson County, Tennessee.

f. Charter of the Icon in the Gulch Mid-Rise Condominium Association, Inc. in Instrument 200804170038885, Register's Office for Davidson County, Tennessee.

g. Charter of the Icon in the Gulch Tower Condominium Association, Inc., of record in Instrument No. 200804170038886, Register's Office for Davidson County, Tennessee.

h. Stormwater Detention Agreement in Instrument 200602240021730 Register's Office for Davidson County, Tennessee.

i. Easement for sanitary sewers and/or storm drainage, water mains and pumps in Instrument 200602240021800, Register' s Office for Davidson County, Tennessee.

j. Subject to The Arts Center Redevelopment Plan of record in Book 10965, page 404, as amended in Book 11625, page 252, and further amended in Instrument 200207150084598, Register's Office for Davidson County, Tennessee.

k. Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the northwest corner of said property.

l. Easements retained in Council Bills Nos. 658, and 43-77 with respect to alley closures, the location of which are shown on Survey of Littlejohn Engineering Associates dated October 28, 2005.

m. Temporary Construction Easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency in Instrument 200401050001338, Register's Office for Davidson County, Tennessee.

n. 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.

o. Rights of others in & to the common areas and/or elements.

This is IMPROVED property known as 600 12th Avenue South, Unit 1912, Nashville, Tennessee 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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himselves, his heirs and/or assigns, to warrant and forever defend the title to the said land to the 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 13th day of September, 2013:

Douglas B. Flanagan

Douglas B. Flanagan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Douglas B. Flanagan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2013:

Alice J. Stewart

Notary Public

My commission expires: 5/28/16

