WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130083683 DEEDWARR
Recvd: 09/27/13 10:18 2 pgs
Fees:13.00 Taxes:1091.50

20130927-0101687

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-22-2014

(AFFIX SEAL)

SANDRA B. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rene O. Rodriguez	Mortgage Investors Group	093130C15100CO
(NAME)	(NAME)	
PO Box 140598	8320 E Walker Springs Ln, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Christine Nicole Marshall and husband, Stephen Brown**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rene O. Rodriguez and Nancy G. Rodriguez husband and wife,**, hereinafter called the GRANTEE(S), their heirs and/or 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. 721, as shown on the plan of Icon in the Gulch Mid-Rise Condominium, a Horizontal Property Regime, filed as Exhibit D to and established by the Master Deed of record in Instrument 200804230041666, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners. Further subject to the Master Deed establishing Icon in the Gulch Master Condominium of record in Instrument 200804230041665, said Register's Office.

Being the same property conveyed to Christine Nicole Marshall, unmarried by Warranty Deed from Icon in the Gulch, a Tennessee limited liability company, dated December 29, 2010 and filed in Instrument Number 20110118-0004580, Register's Office of Davidson County, Tennessee.

Master Deed of record in Instrument 200804230041665; 20080423-0041666 and in Instrument 200804230041667, said Register's Office.

Charter of record in Instrument Number 20080417-0038884 and Instrument Number 20080417-0038885, said Register's Office.
Restrictive Covenants of record in Book 4220, Page 723; Book 6236, page 263; Book 10965, page 404 and Instrument Number 20060731-0092178, Register's Office for said County.
An Ordinance Approving the Arts Center Redevelopment Plan of record in Book 10965, Page 404, Book 11625, Page 252 and in Instrument 200207150084598, said Register's Office.
Easement of record in 20050401-0035633 and Instrument Number 20060224-0021730, said Register's Office.

Stormwater Detention Agreement of record in Instrument 200602240021730, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200602240021800, said Register's Office.
The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof to the By-Laws for the administration thereof; to the 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 Deed establishing a Horizontal Property Regime of Icon in the Gulch Tower Condominium, of record in Instrument No. 20080423-0041667, as also shown by the Master Deed Establishing Icon in the Gulch Master Condominium of record in Instrument No. 20080423-0041665 and 20080423-0041666, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 600 12th Avenue South, Apartment 721, Nashville, TN 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/or 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/or 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 hand this 20th day of Sept 2013

Christine Nicole Marshall

Christine Nicole Marshall

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine Nicole Marshall and Stephen Brown the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of September, 2013.

Notary Public
My Commission Expires:
11-23-15

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01291-10633
SMG TN Warranty Deed