BILL GARRETT, Davidson County
Trans:T20130084863 DEEDWARR
Recvd: 10/01/13 15:53 2 pgs
Fees:13.00 Taxes:925.00
20131001-0103110

WARRANTY DEED

G-PP-13-600-810

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Lauren Paige Draper
Affiant

Subscribed and sworn to before me, this 25th DAY OF September, 2013.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Paige Draper	SWBC Mortgage	
600 12TH Avenue South #810 (ADDRESS)	9311 San Pedro Ave., Ste. 100 (NAME) (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	93-13-C-180.00 CO

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 REGAN N. DEHAVEN AND ANDREW EARL DEHAVEN, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAUREN PAIGE DRAPER, AN UNMARRIED WOMAN, 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 LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 810 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.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM REGAN N. DEHAVEN (FORMERLY, REGAN LESLIE) TO REGAN N. DEHAVEN AND HUSBAND, ANDREW EARL DEHAVEN AS RECORDED ON THE 28TH DAY OF DECEMBER, 2010 IN INSTRUMENT NO. 20101228-0102641 AND WARRANTY DEED FROM ICON IN THE GULCH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY TO REGAN LESLIE, A SINGLE PERSON AS RECORDED ON THE 29TH DAY OF JULY, 2008 IN INSTRUMENT NO. 20080729-0077479, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20080417-0038885; INSTRUMENT NO. 20080417-0038884; INSTRUMENT NO. 20080423-0041666; INSTRUMENT NO. 20080423-0041665; INSTRUMENT NO. 20060224-0021800; INSTRUMENT NO. 20060224-0021730; BOOK 10965, PAGE 404, BOOK 11625, PAGE 252 AND INSTRUMENT NO. 20020715-0084598; INSTRUMENT NO. 20040105-0001338; INSTRUMENT NO. 20121009-0092463; INSTRUMENT NO. 20121009-0092464; SAID REGISTER'S OFFICE; C) SURVEY BY LITTLEJOHN ENGINEERING ASSOCIATES DATED OCTOBER 28, 2005, WHICH SHOWS A ROADWAY ENCROACHMENT AT THE NORTHWEST CORNER OF SAID PROPERTY; D) EASEMENTS RETAINED IN COUNCIL BILLS NOS. 658, AND 43-77 WITH RESPECT TO ALLEY CLOSURES, THE LOCATIONS OF WHICH ARE SHOWN ON SURVEY BY LITTLEJOHN ENGINEERING ASSOCIATES DATED OCTOBER 28, 2005; E) 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; AND F), SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 600 12TH Avenue South #810, 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 25th day of September, 2013.

Regan N. Dehaven

Andrew Earl Dehaven

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Regan N. Dehaven and Andrew Earl Dehaven, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of September, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903