BILL GARRETT, Davidson County
Trans:T20130088849 DEEDWARR
Recvd: 10/15/13 13:18 3 pgs
Fees:18.00 Taxes:932.40
20131015-0107722

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Rudy Title and Escrow, LLC** **2012 21st Avenue South** **Nashville, TN 37212** **615.383.2903**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $252,000.00. Affiant Subscribed and sworn to before me this 10th day of October, 2013. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Cameron Friscia 600 12th Avenue S. #1810 Nashville, TN 37203	**Send Tax Bills To:** Mortgage Investors Group 8320 East Walker Springs Lane #300 Knoxville, TN 37923	**Tax Information:** Map and Parcel No.: 093 130 C 34700 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin M. Doherty and wife, Hilary S. Doherty** (collectively "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Cameron Friscia, unmarried** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 600 12th Avenue S. #1810, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 10th day of October, 2013.

Kevin M. Doherty

Hilary S. Doherty

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kevin M. Doherty and Hilary S. Doherty**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of October, 2013.

Notary Public
My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1810 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 Tower Condominium of record as Instrument No. 20080423-0041667 in said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deeds.

Being the same property conveyed to Kevin M. Doherty and wife, Hilary S. Doherty, by deed dated December 5, 2008, from ICON in the Gulch, LLC, a Tennessee limited liability company, of record in Instrument No. 20081208-0118461, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2013 and subsequent years, which have been prorated among the parties and assumed by Grantee. Map and Parcel No. 093 130 C 34700 CO.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20060731-0092178, Register's Office for Davidson, County, Tennessee.
3. Charter of Incorporation of ICON in the Gulch Master Condominium Association, Inc. of record in Instrument No. 20080417-0038884, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of ICON in the Gulch Tower Condominium Association, Inc. of record in Instrument No. 20080417-0038886, Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for ICON in the Gulch Master Condominium, of record in Instrument No. 20080423-0041665, and ICON in the Gulch Tower Condominium Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains and pumps of record in Instrument No. 20060224-0021800, Register's Office for Davidson County, Tennessee.
8. Temporary Construction Easement of record in Instrument No. 20040105-0001338, Register's Office for Davidson County, Tennessee.
9. 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.
10. Storm water detention agreement of record in Instrument No. 20060224-0021730, Register's Office for Davidson County, Tennessee.
11. Subject to the Arts Center Redevelopment Plan of record in Book 10965, page 404, as amended in Book 11625, page 252, and further amended by Instrument No. 20020715-0084598, Register's Office for Davidson County, Tennessee.
12. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364 made applicable by Ordinance No. 2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.