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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 31472-10-2013** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $252,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 26th day of November, 2013.<br><br>Debbie A. Mitchell<br>Notary Public<br><br>My Commission Expires: 4/19/2017 |

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

# WARRANTY DEED

| | | |
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| **Address New Owner:**<br>Douglas B. Pelletier<br>600 12th Ave. South #610<br>Nashville, TN 37203 | **Send Tax Bills To:**<br>F&M Bank<br>50 Franklin St.<br>Clarksville, Tn. 37040 | **Tax Information:**<br>Map and Parcel No.:<br>093 130 C 10000 C0 |

**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, **George E. Malone, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Douglas B. Pelletier, a single man** ("Grantee"), its successors, 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 Ave. South #610, Nashville, TN 37203

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

This is not now nor has it ever been the marital principal residence of the Grantor herein.

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


Davidson County DEEDWARR
Recvd: 12/03/13 08:07 4 pgs
Fees:23.00 Taxes:934.25
20131203-0122686

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Unit No. 610, together with the appurtenant interest in the common elements of ICON in the Gulch Master Condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20080423-0041665, and further by The Master Deed establishing ICON in the Gulch Mid-Rise Condominium, of record in Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deeds.

Being the same property conveyed to George E. Malone by deed dated August 1, 2008, from ICON in the Gulch, LLC, a Tennessee limited liability company, of record in Instrument No. 20080807-0081664, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 093 130 C 10000 C0.
2. Charter of Incorporation of Charter of ICON in the Gulch Master Condominium Association, Inc. of record in Instrument No. 20080417-0038884, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of ICON in the Gulch Mid-Rise Condominium Association, Inc. of record in Instrument No. 20080417-0038885, Register's Office for Davidson County, Tennessee.
4. Restrictive covenants contained in an instrument of record in Instrument No. 20060731-0092178, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
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, amended in Instrument No. 20121009-0092463, Instrument No. 20131009-0092464, and ICON in the Gulch Mid-Rise Condominium of record in Instrument No. 20080423-0041666, 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 between BellSouth Telecommunications, Inc., and Metropolitan Development and Housing Agency, of record in Instrument No. 20040105-0001338, Register's Office for Davidson County, Tennessee, the location of which is shown on Survey by Littlejohn Engineering Associates dated October 28, 2005.
9. Easements retained in Council Bills Nos. 658 and 43-77 with respect to alley closures, the locations of which are shown on a 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. B6-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 26th day of November, 2013.

George E. Malone by Elizabeth B. Malone, Attorney-In-Fact
George E. Malone
BY: Elizabeth B. Malone, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth B. Malone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said George E. Malone, and is authorized by the said George E. Malone, to execute this instrument on his behalf.

Witness my hand, at office, this 26th day of November, 2013.

Notary Public

My Commission Expires:




My Commission Expires NOV. 3, 2015

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

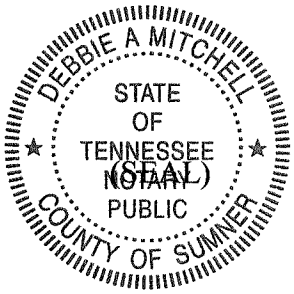
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell

Notary Public

My Commission Expires: 4/19/2017