BILL GARRETT, Davidson County
Trans:T20130103130 DEEDWARR
Recvd: 12/09/13 16:09 2 pgs
Fees:13.00 Taxes:2090.13

20131209-0125028

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $564,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014

G-VRES-13-600-834

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amy G. Killett	Pinnacle Bank	
(NAME)	(NAME)	
600 12th Avenue South #834	150 3rd Avenue South, Suite 900	93-13-C-202.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **PHILIP T. RUETH AND LANA L. RUETH, CO-TRUSTEES OF THE RUETH FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 13, 2012,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AMY G. KILLETT, A SINGLE PERSON** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 834 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 CONVEYED HEREWITH IS THE ASSIGNMENT OF TWO PARKING SPACES AND ONE STORAGE ASSIGNMENT, WHICH SHALL BE IDENTIFIED IN AN AMENDMENT TO THE MASTER DEED TO BE RECORDED BY THE DEVELOPER AT A LATER DATE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM PHILIP T. RUETH AND LANA L. RUETH, MARRIED TO PHILIP T. RUETH AND LANA L. RUETH, CO-TRUSTEES, RUETH FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 13, 2012 AS RECORDED ON THE 15TH DAY OF NOVEMBER, 2012 IN INSTRUMENT NO. 20121115-0105608 AND WARRANTY DEED FROM ICON IN THE GULCH, LLC, AS TENNESSEE LIMITED LIABILITY COMPANY TO PHILIP T. RUETH AND LANA L. RUETH, A MARRIED COUPLE AS RECORDED ON THE 13TH DAY OF AUGUST, 2008 IN INSTRUMENT NO. 20080813-0083247, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE; CHARTER OF ICON IN THE GULCH MID-RISE CONDO ASSOCIATION OF RECORD IN INSTRUMENT NO. 20080417-0038885 AND ICON IN THE GULCH MASTER ASSOCIATION OF RECORD IN INSTRUMENT NO. 20080417-0038884; ALL MATTERS SET FORTH IN THE MASTER DEED ESTABLISHING ICON IN THE GULCH MID-RISE CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20080423-0041666 AND ICON IN THE GULCH MASTER CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20080423-0041665; EASEMENT OF RECORD IN INSTRUMENT NO. 20060224-0021800; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20060224-0021730; PLAN OF RECORD IN BOOK 10965, PAGE 404, BOOK 11625, PAGE 252 AND INSTRUMENT NO. 20020715-0085498; TEMPORARY CONSTRUCTION EASEMENT OF RECORD IN INSTRUMENT NO. 20040105-0001338; ASSIGNMENT OF STORAGE UNIT OF RECORD IN INSTRUMENT NO. 20121009-0092463; ASSIGMENT OF PARKING SPACES OF RECORD IIN INSTRUMENT NO. 20121009-0092464 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as 600 12th Avenue South #834 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 5th day of December, 2013.

Rueth Family Revocable Trust Agreement dated
November 13, 2012

BY: Philip T. Rueth, Tr
Philip T. Rueth, Co-Trustee

BY: Lana L. Rueth, TR
Lana L. Rueth, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of December, 2013, before me personally appeared Philip T. Rueth and Lana L. Rueth, Co-Trustees of the Rueth Family Revocable Living Trust Agreement dated November 13, 2012, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal, this the 5th day of December, 2013.

C. Loy Carney
Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212