Prepared by:
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Davidson County	DEEDWARR
Recvd: 01/02/14 13:53	3 pgs
Fees:18.00 Taxes:1267.25	
20140102-0000377	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $342,500.00

Affiant

Subscribed and sworn to before me, this 30th day of December 2013.

Notary Public
My commission expires: January 11, 2016

SHELI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Carolyn A. Maher or Kathleen V. Alcala Trustees, or the successors in trust under the Maher Living Trust, dated February 23, 2007 6533 Primrose Ln. Niwot, CO 80503	Same	093130C32400CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Brian R. Hubbard , married hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Carolyn A. Maher or Kathleen V. Alcala, trustees, or the successors in trust under the Maher Living Trust, dated February 23, 2007 hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 1704 of ICON in the Gulch Tower Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Gulch Tower Condominium of record as Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Tower Condominium constitutes the Tower Unit in the ICON in the Gulch Master Condominium, as established by the Master Deed Establishing ICON in the Gulch Master Condominium, of record as Instrument No. 20080423-0041665, said Register's Office. Also conveyed herewith is the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in Exhibit E of the Master Deed Establishing ICON in the Gulch Tower Condominium. Reference is hereby made to the plat of ICON in the Gulch Tower Condominium of record as Exhibit D of such Master Deed Establishing ICON in the Gulch Tower Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to Brian R. Hubbard, an unmarried man by deed dated December 29, 2011 from ICON in the Gulch, LLC, a Tennessee limited liability company of record in Instrument No. 20111230-0102311, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20080423-0041665 and 20080423-0041667, Register's Office for Williamson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of ICON In the Gulch Condominiums and recorded in Instrument No. 20080423-0041665 and 20080423-0041667, and including , but not limited to the By-Laws shown as Exhibits "B"; the Plans shown as Exhibits "D", and the Rules and Regulations shown as Exhibits "G" to said Master Deed, Register's Office for said county. 3) Charter for the ICON in the Gulch Master Condominium Association of record in Instrument No. 20080417-0038884 4) Charter for the ICON in the Gulch Tower Association of record in Instrument No. 20080417-0038886 5) Stormwater Detention Agreement of record as Instrument No. 20060224-0021730 6) Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Instrument No. 20060224-0021800 7) Subject to The Arts

Center Redevelopment Plan of record in Book 10965, page 404, as amended in Book 1165, page 252, and further amended by Instrument No. 20020715-0084598 in said Register's Office. 8) Survey by Littlejohn Engineering Associates Dated October 28, 2005, shows a roadway encroachment at the northwest corner of said property.

This property is improved property known as 600 12th Avenue S., Unit 1704, Nashville, Tennessee 37203

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of December, 2013.

Brian R. Hubbard

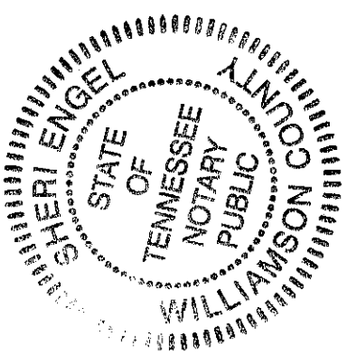
Meredith F. Hubbard, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian R. Hubbard and Meredith F. Hubbard, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 30th day of December, 2013.

Notary Public



My Commission expires: January 14, 2016

FILE NO: 07984

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

