Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140001791 DEEDWARR
Recvd: 01/09/14 09:06 2 pgs
Fees:13.00 Taxes:1653.90
20140109-0002283

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $447,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of January, 2014.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Damon Whiteside	**F&M Bank**	**Map 093-13-0-C , Parcel 016.00CO**
600 12th Avenue South #313	**50 Franklin Street**	
Nashville, TN 37203	**Clarksville, TN 37040**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

D. Transeth and S. Transeth, as Trustees of The Transeth Family 1991 Trust UTA dated October 19, 1991

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Damon Whiteside, single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 313 of Icon in the Gulch Mid-Rise Condominium (the "Unit") and as established by the Master Deed establishing Icon in the Gulch Mid-Rise Condominiums, of record as Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee. The Icon in the Gulch Mid-Rise Condominiums constitute the Mid-Rise 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 said Unit, as set forth in Exhibit "E" of the Master Deed establishing Icon in the Gulch Mid-Rise Condominium. Reference is hereby made to the plat of Icon in the Gulch Mid-Rise Condominium, plan as set out on Exhibit "D" to the Master Deed establishing ICON in the Gulch Mid-Rise Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to D. Transeth and S. Transeth, as Trustees of the Transeth Family 1991 Trust UTA dated October 19, 1991 by Deed from Icon In The Gulch, LLC, a Tennessee Limited Liability Company, dated November 30, 2011, of record in Instrument No. 20111205-0094535, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the following exceptions:
(1) The Plan of record as set out in Exhibit "D" to the Master Deed, in Instrument No. 20080423-0041666, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) The Premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration 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, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Icon In The Gulch Mid-Rise Condominiums, of record in Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee.

(3) Charter 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) Stormwater Detention Agreement of record in Instrument No. 20060224-0021730, Register's Office for Davidson County, Tennessee.
(5) Easement for Sanitary Sewer and/or Storm Drainage, water mains and pumps, of record in Instrument No. 20060224-0021800, Register's Office for Davidson County, Tennessee.
(6) Subject to The Arts Center Redevelopment Plan of record in Book 10965, Page 404, as amended in Book 11625, Page 252, and further amended in Instrument No. 20020715-0084598, said Register's Office.
(7) Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the Northwest corner of said property.
(8) 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.
(9) 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.
(10) Master Deed Establishing Icon In The Gulch Master Condominium of record in Instrument No. 20080423-0041665, Register's Office for Davidson County, Tennessee.
(11) Charter of Icon In The Gulch Master Condominium Association, Inc., of record in Instrument No. 20080417-0038884, Register's Office for Davidson County, Tennessee.
(12) Subject to the conditions as set out in the Quitclaim Deed of record in Instrument No. 20060731-0092178, Register's office for Davidson County, Tennessee.
(13) Taxes for 2014 and subsequent years, which have been prorated and assumed by the Grantee herein.

This is improved (_X__) Unimproved (____) property, known as **600 12th Avenue South #313, Nashville, TN 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 GRANTEES 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 GRANTEES, 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 **8th** day of **January, 2014.**

Don W. Transeth, Trustee
D. Transeth Trustee of The Transeth Family 1991 Trust UTA dated October 19, 1991

Susan Rand Transeth Trustee
S. Transeth Trustee of The Transeth Family 1991 Trust UTA dated October 19, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **D. Transeth and S. Transeth, as Trustees of The Transeth Family 1991Trust UTA dated October 19, 1991,** the within named seller, 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, as Trustees, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **January, 2014.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17