BILL GARRETT, Davidson County
Trans: T20140007732 DEEDWARR
Recvd: 02/03/14 13:46 2 pgs
Fees: 13.00 Taxes: 2220.00
20140203-0009435

(2)

WARRANTY DEED

Mail to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $600,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JANUARY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PAM S. HOUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
File # 14-6108P BISHOP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Brad Bishop	SAME	093130C25300CO
600 12th Avenue South		
Nashville, TN 37203		

FOR AND 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,

LOUIS FEAGLES, AND WIFE, LOIS WAGSTROM

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

BRAD BISHOP AND WIFE, KIMBERLY H. BISHOP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 600 12th Avenue South, 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 GRANTEE(S), their heirs and/or 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/or 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 our hand on the 30th day of January, 2014.

Louis Feagles

Lois Wagstrom by Louis Feagles, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON_____

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Louis Feagles, 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 Nashville, Tennessee, this 30th day of January, 2014.

Notary Public_____
My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON_____

On the 30th day of January, 2014, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Louis Feagles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Lois Wagstrom for the purposes therein contained, and who further proved to me to be the Attorney In Fact for, and authorized to execute this instrument on behalf of Lois Wagstrom.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public_____
My Commission Expires:_____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

14-6706P BISHOP

EXHIBIT A - LEGAL DESCRIPTION

Unit No. 1201 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 Louis Feagles and Lois Wagstrom, husband and wife by Warranty Deed from ICON In the Gulch, LLC, a Tennessee limited liability company, recorded on the 17th day of July, 2012 in Instrument No. 20120717-0062595, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Louis Feagles and Lois Wagstrom pursuant to a power of attorney executed by the same on the , and being filed for in Instrument #20140203-0009434, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ICON IN THE GULCH of record in Instrument Nos. 20080423-0041665 and 20080423-0041667 ; also subject to easements, rights and interests 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.

d. Charter of Icon in the Gulch Mid-Rise Condominium Association, Inc. recorded at Instrument No. 20080417-0038885 and Icon in the Gulch Tower Condominium Association, Inc. recorded at Instrument No. 20080417-0038886.

e. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060224-0021730.

f. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, and Pumps, recorded in Instrument No. 20060224-0021800.

g. The Arts Center Redevelopment Plan of record in Book 10965, Page 404, amended in Book 11625, Page 252 and Instrument Nos. 20020715-0084598, 20130903-0092714 and 20130903-0092715, said Register's Office.

h. Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the northwest corner of said property.

i. 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.

j. Temporary Construction Easement between BellSouth Telecommunications, Inc., and Metropolitan Development and Housing Agency of record as Instrument No. 20040105-0001338 in said Register's Office, the location of which is shown on Survey by Littlejohn Engineering Associates dated October 28, 2005.

k. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-Revised 364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

l. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

m. Property taxes for the current year.