WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140010237 DEEDWARR
Recvd: 02/12/14 13:58 2 pgs
Fees:13.00 Taxes:1328.30
20140212-0012545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE JOHNSON COUNTY My Commission Expires 05/17/2015

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natalie C. Jain	New Owner	093130C36200CO
(NAME)	(NAME)	
600 12th Avenue South Unit 1908		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **John W. Nelley III, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natalie C. Jain, a single woman**, HEREINAFTER CALLED THE GRANTEE, HER 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. 1908 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 John W. Nelley, III, an unmarried man, by Warranty Deed from ICON In the Gulch, LLC, a Tennessee limited liability company, dated January 26, 2012, of record in Instrument No. 20120203-0010120, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Master Deed of record in Instrument Nos. 20080423-0041665 and 20080423-0041667; Charter of record in Instrument Nos. 20080417-0038884 and 20080417-0038886; Stormwater Detention Agreement of record in Instrument No. 20060224-0021730; Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Instrument No. 20060224-0021800; Subject to The Arts Center Redevelopment Plan of record in Book 10965, page 404 and amended in Book 11625, page 252 and Instrument No. 20020715-0084598; Survey by Littlejohn Engineering Associates, dated October 28, 2005, shows a roadway encroachment at the northwest corner of subject property; Easements retained in Council Bills Nos. 658 and 43-77; Temporary construction easement of record in Instrument No. 20040105-0001338; Subject to Urban ZoningOverlay of record as Metro Ordinance No. BL-2000-364 and BL-2000-476; Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to subject property; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 600 12th Avenue South Unit 1908, Nashville, TN 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, her heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 6 day of February, 2014.

John W. Nelley III

STATE OF CALIFORNIA
COUNTY OF San Francisco

Personally appeared before me, the undersigned authority, in and for said County and State, appeared John W. Nelley III, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at San Francisco, California, this 6 day of February, 2014.

M. R. SMITH
Commission No. 1923859
NOTARY PUBLIC-CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Expires JANUARY 30, 2015

Notary Public

My Commission Expires: January 30, 2015