WARRANTY DEED

7921
600x13

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

STATE OF TN.
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage title and Escrow, Inc., 3325 Aspen Grove Drive, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JMB, LLC	NEW OWNER	93-3-C-219 CO
(NAME)	(NAME)	
PO Box 753		
(ADDRESS)	(ADDRESS)	
Goodlettsville TN. 37070		
(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, WE, Lindsay Patterson and Shelia Mantegani, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JMB, LLC, 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:

Unit No. 916 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.

BILL GARRETT, Davidson County
Trans:T20140014363 DEEDWARR
Recvd: 03/03/14 10:04 2 pgs
Fees:13.00 Taxes:1028.60
20140303-0017646

This conveyance is subject to any and all existing restrictions and easements of record.

Being the same property conveyed to Lindsay Patterson and Shelia Mantegani, by deed of record in Instrument No. 20120530-0046635, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as 600 12th Avenue South Apartment 916, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 our hands this 28th day of February, 2014.

Lindsay Patterson

Shelia Mantegani

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lindsay Patterson AND Shelia Mantegani with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at HENDERSONVILLE,, TENNESSEE, this 28th day of FEBRUARY, 2014.

Notary Public
Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017