Gsam
Box 44

BILL GARRETT, Davidson County
Trans:T20140019953 DEEDWARR
Recvd: 03/25/14 15:05 3 pgs
Fees:18.00 Taxes:1498.13
20140325-0024553

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $404,900.00. Affiant Subscribed and sworn to before me, this 24th day of March, 2014. Notary Public My Commission Expires: 9-22-2015

DONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows: Joseph Maxwell 110 31st Avenue N., Apt. 608 Nashville, TN 37203	Send Tax Bills To: New Owner	Map-Parcel Number: 093-13-OC-413CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Benjamin J. Walker, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph Maxwell, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 413 of ICON in the Gulch Mid-Rise Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Mid-Rise Condominium constitutes 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 the 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 of record as 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 Benjamin J. Walker, unmarried, by deed from ICON in The Gulch, LLC, a Tennessee limited liability company, of record as Instrument No. 20120216-0013580, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

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 Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, 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 buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of ICON in the Gulch Condominiums, of record in Instrument No. 20080423-0041665 and Instrument No. 20080423-0041666, Register's Office for said County.

3. Storm Water Detention Agreement of record as Instrument No. 20060224-0021730, said Register's Office.

4. Sewer/Drainwater Easement of record as Instrument No. 20060224-0021800, said Register's Office.

5. The Arts Center Redevelopment Plan of record in Book 10965, page 404, said Register's Office, as amended in Book 11625, page 252 and further amended in Instrument No. 20020715-0084598, said Register's Office.

6. Subject to Ordinance No. BL2000-476 and Ordinance No. BL2000-364, said Register's Office.

7. Restrictions reserved in the Deed from Metropolitan Development and Housing Agency to Icon in the Gulch, LLC of record in Instrument No. 20060731-0092178, said Register's Office.

8. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **600 12th Avenue South, #413, 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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that he is 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; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 24th day of March, 2014.

Benjamin J. Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin J. Walker, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of March, 2014

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016