THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Russell W. Pierry and Julie A. Pierry
55 Log Cabin Lane
Townsend, MT 59644
SEND TAX BILLS TO:
New Owners

BILL GARRETT, Davidson County
Trans:T20140025832 DEEDWARR
Recvd: 04/16/14 14:45 2 pgs
Fees:13.00 Taxes:984.20
20140416-0031944

WARRANTY DEED

(Map 093-13-0C, Parcel 264.00CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **RHETT PERRY and wife, LAURIE PERRY**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **RUSSELL W. PIERRY AND JULIE A. PIERRY, husband and wife**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Unit No. 1212, Icon in the Gulch Mid-Rise Condominium, as established under Master Deed of record in Instruments 20080423-0041665 and 20080423-0041666, in the Register's Office of Davidson County, Tennessee, to which master deed reference is hereby made for more particular description of said unit.
>
> BEING the same property conveyed to Rhett Perry, an unmarried man, by Warranty Deed from Doyle Watson and wife, Jane Watson, dated July 8, 2009, of record in Instrument No. 20090714-0065758, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Master Deed of record in Instruments 20080423-0041665 and 20080423-0041666; to HOA Charter of record in Instruments 20080417-0038884 and 20080417-0038886; to Storm water detention agreement of record in Instrument No. 20060224-0021730; to Sanitary sewer easement of record in Instrument No. 20060224-0021800; to Charter of the ICON in the Gulch Tower Condominiums Association of record in Instruments 20080417-0038884 and 20080417-0038886; to Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Instrument No. 20060224-0021800; to The Arts Center Redevelopment Plan of record in Book 10965, page 404, Book 11625, page 252 and Instrument No 20020715-0084598; to Survey by Littlejohn Engineering Associates dated 10/28/05, shows a roadway encroachment at the northwest corner of said property; to Easements retained in Council Bills Nos. 658, and 43-77 with respect to ally closures, the locations of which are shown on Survey by Littlejohn Engineering Associates dated 10/28/05; to Temporary construction Easement between BellSouth Telecommunications, Inc., and Metropolitan Development and Housing Agency of record in Instrument No. 20040105-0001338; 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, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 600 12th Avenue South, Apt 1212, Nashville, TN 37203.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2014 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Laurie Perry, wife of Rhett Perry, hereby joins in this conveyance and conveys any and all interest she may have in said property, including but not limited to marital interest.

WITNESS OUR HANDS and signatures on this the 14th day of April, 2014.

RHETT PERRY

LAURIE PERRY

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 Rhett Perry and Laurie Perry, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of April, 2014.

Notary Public
My Commission Expires: **MAY 20, 2017**

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $266,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14th day of April, 2014.

Notary Public

My commission expires: **MAY 20, 2017**
File No. 20140177

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY