Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans:T20140027672 DEEDWARR
Recvd: 04/23/14 11:23 3 pgs
Fees:18.00 Taxes:1217.30

20140423-0034135

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $329,000.00

Affiant

Subscribed and sworn to before me, this 18th day of April 2014.

Notary Public
My commission expires: 11-3-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Kellye T. Dawson	SWBC Mortgage	093130C0400CO
600 12th Avenue South #424	9311 San Pedro Ave. Ste 100	
Nashville TN 37203-0000	San Antonio, TX 78216	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Steven K. Weaver and Beverly K. Weaver, Trustees of the Steven K. Weaver Revocable Trust Agreement, Dated December 20, 1999 and Steven K. Weaver and Beverly K. Weaver, Trustees of the Beverly K. Weaver Revocable Trust Agreement, Dated December 20, 1999 hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Kellye T. Dawson, an unmarried woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 424 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, together with the exclusive right to use parking space 398. 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 Steven K. Weaver and Beverly K. Weaver, Trustees of the Steven K. Weaver Revocable Trust Agreement, Dated December 20, 1999, and Steven K. Weaver and Beverly K. Weaver, Trustees of the Beverly K. Weaver Revocable Trust Agreement, Dated December 20, 1999 by deed dated January 30, 2013 from Brian F. Waidelich, a single person of record in Instrument No. 20130130-0009807, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee

SKW BWW

"Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20080423-0041665 and 20080423-0041667, Register's Office for Williamson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of ICON In the Gulch Condominiums and recorded in Instrument No. 20080423-0041665 and 20080423-0041667, and including , but not limited to the By-Laws shown as Exhibits "B"; the Plans shown as Exhibits "D", and the Rules and Regulations shown as Exhibits "G" to said Master Deed, Register's Office for said county. 3) Charter of the ICON in the Gulch Master Condominium Association, Inc., of record in Instrument No. 20080417-0038884 4) Charter of the ICON in the Gulch Mid-Rise Condominium Association, of record in Instrument No. 20080417-0038885 5) Stormwater Detention Agreement of record as Instrument No. 20060224-0021730 6) Easement for sanitary sewers and/or storm drainage, water mains and pumps of record as Instrument No. 20060224-0021800 7) Subject to The Arts Center Redevelopment Plan of record in Book 10965, page 404, as amended in Book 11625, page 252, and further amended by Instrument No. 20020715-0084598 8) Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the northwest corner of said property

This property is improved property known as 600 12th Avenue South #424, Nashville, Tennessee 37203-0000

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 17 day of April, 2014.

Steven K. Weaver Revocable Trust Agreement, Dated December 20, 1999

BY: _____
Steven K. Weaver, Trustee

_____
Beverly K. Weaver, Trustee

Beverly K. Weaver Revocable Trust Agreement, Dated December 20, 1999

BY: _____
Steven K. Weaver, Trustee

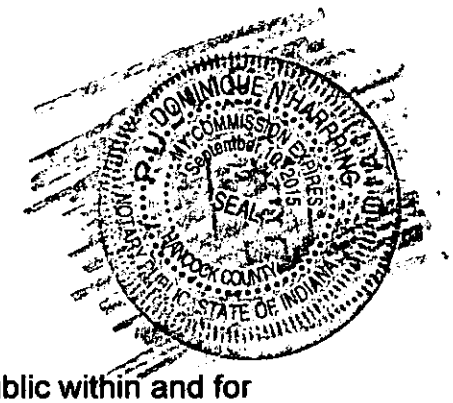
_____
Beverly K. Weaver, Trustee

STATE OF Indiana
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Steven K. Weaver and Beverly K. Weaver, with whom I am personally acquainted, and who acknowledged themselves to be the trustees of the Steven K. Weaver Trust, and as such trustees being authorized so to do, executed this instrument for the purposes therein contained and on behalf of the Steven K. Weaver Trust.

Witness my hand, at Carmel, Indiana, this 17 day of April, 2014.

_____
Notary Public



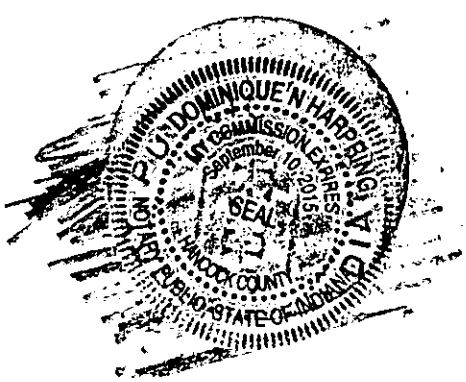
My Commission expires: 9/10/2015

STATE OF Indiana
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Steven K. Weaver and Beverly K. Weaver, with whom I am personally acquainted, and who acknowledged themselves to be the trustees of the Beverly K. Weaver Trust, and as such trustees being authorized so to do, executed this instrument for the purposes therein contained and on behalf of the Beverly K. Weaver Trust.

Witness my hand, at Carmel, Indiana, this 17 day of April, 2014.

_____
Notary Public



My Commission expires: 9/10/2015

FILE NO: 08158