WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140029348 DEEDWARR
Recvd: 04/30/14 09:42 2 pgs
Fees:13.00 Taxes:1535.50

20140430-0036154

G-VRES-14-600-822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 4/15/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gary Enzor and Wendy Enzor	**Same as New Owner**	
(NAME)	(NAME)	**093-13-0C-190.00-CO**
600 12th Ave South #822		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **STACY COBB MARRIED F/K/A STACY A. MARTIN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GARY ENZOR AND WENDY ENZOR, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Unit No. 822 of ICON in the Gulch Mid-Rise Condominium 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 Stacy A. Martin by Warranty Deed from ICON In the Gulch, LLC, a Tennessee limited liability company of record in Instrument No. 20110119-0005104 Register's Office for Davidson County, Tennessee, dated January 14, 2011 and recorded on January 19, 2011.

Stacy A. Martin having since married. Stacy A. Martin in now known as Stacy Cobb. This above described property has never been the principal martial residence of Stacy Cobb.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Book 21, Page 117, Register' s Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached Exhibit "D" to the Master Deed establishing ICON in the Gulch Master Condominium in Instrument Nos. 20080423-0041665 and 20080423-0041667, and to the Master Deed establishing ICON in the Gulch Mid-Rise Condominium in Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee.
- Subject to all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of ICON in the Gulch Mid-Rise Condominium of record in Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee.
- Subject to all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of ICON in the Gulch Master Condominium of record in Instrument No. 20080423-0041665, Register's Office for Davidson County, Tennessee.
- Charter of the ICON in the Gulch Master Condominium Association, Inc. of record in Instrument No. 20080417-0038884, Register's Office for Davidson County, Tennessee.
- Charter of the ICON in the Gulch Mid-Rise Condominium Assn., Inc. of record in Instrument No. 20080417-0038885, Register's Office for Davidson County, Tennessee.
- Charter for Icon in the Gulch Tower Condominium Association of record in Instrument Number

20080417-00038886, in the Register's Office for DavidsonCounty, Tennessee.
• Stormwater Detention Agreement of record in Instrument No. 20060224-0021730, Register's Office for Davidson County, Tennessee.
• Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Instrument No. 20060224-0021800, Register's Office for Davidson County, Tennessee.
• Subject to The Arts Center Redevelopment Plan of record in Book 10965, Page 404, as amended in Book 11625, Page 252, and further amended in Instrument No. 20020715-0084598, Register's Office for Davidson County, Tennessee.
• Easements retained in Council Bills Nos. 658 and 43-77 with respect to alley closures, the location of which are shown on Survey of Littlejohn Engineering Associates dated October 28, 2005.
• Temporary Construction Easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency of record in Instrument No. 20040105-0001338, Register's Office for Davidson County, Tennessee.
• Subject 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.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 12th Ave South #822, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 29th DAY OF APRIL, 2014.

Stacy Cobb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACY COBB, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212