WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140039161 DEEDWARR
Recvd: 06/04/14 10:32 2 pgs
Fees:13.00 Taxes:1572.50
20140604-0048294

Melanie DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-21-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luke Wooten	Luke Wooten	093-13-C 84.00 CO
(NAME)	(NAME)	
600 12th Avenue South Apartment 535	600 12th Avenue South Apartment 535	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(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, I, **Lisa M. Pote, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luke Wooten,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit No. 535 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 Lisa M. Pote, a single person, by Warranty Deed from ICON In the Gulch, LLC, dated June 30, 2010, of record in Instrument No. 20100701-0081405, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Master Deed of record in Instruments Nos. 20080423-0041665 and 20080423-0041666; Charter of the ICON in the Gulch Master Condominium Association, Inc., of record in Instrument No. 20080417-0038884; Charter of the ICON in the Gulch Tower Condominium Association, Inc., of record in Instrument No. 20080417-0038885; Stormwater Detention Agreement of record in Instrument No. 20060224-0021730; Easement for sanitary sewers and/or storm drainage, water mains and pumps, of record in Instrument No. 20060224-0021800; 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; Survey by Littlejohn Engineering Associates, dated October 28, 2005, shows a roadway encroachment at the northwest corner of subject property; Easements retained in Council Bills Nos. 658, and 43-77, with respect to alley closures, the locations of which are shown on Survey by 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; Subject to Urban Zoning Overlay, of record as Metro Ordinance No. BL-2000-364, made applicable by Ordinance No. BL-2000-476; any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to subject property; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 600 12th Avenue South Apartment 535, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 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 30th day of May, 2014.

Lisa M. Pote

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Lisa M. Pote, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of May, 2014.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016