WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140050907 DEEDWARR
Recvd: 07/16/14 10:10 2 pgs
Fees:13.00 Taxes:1331.63
20140716-0062737

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DANA DELWORTH

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert F. Spearman	Mortgage Investors Group	Map & Parcel 093130C03600CO
(NAME)	(NAME)	
600 12th Avenue S, Apartment 506	8320 East Walker Springs Ln #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Don M. Grubbs, III, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert F. Spearman, a married man, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 506 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 said Unit.

Being the same property conveyed to Don M. Grubbs, III, an unmarried man by deed from ICON in the Gulch, LLC, a Tennessee limited liability company of record in Instrument Number 20110718-0054777, Register's Office, Davidson County, Tennessee.

This conveyance is Subject to Master Deeds and By Laws and Charter of record in Instrument Number 20080423-0041665 and 20080423-0041666, said Register's Office.

Subject to Charter in Instrument Number 20080417-0038884 and 20080417-0038885, said Register's Office.

Subject to Stormwater Detention Agreement of record in Instrument Number 20060224-0021730, said Register's Office.

Subject to Easement for sanitary sewers and/or storm drainage, water mains and pump in Instrument Number 20060224-0021800, said Register's Office.

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 Number 20020715-0084598, said Register's Office.

Subject to Easement 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.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 made applicable by Ordinance No. BL-2000-476 in the Metropolitan Clerk's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 600 12th Avenue S, Apartment 506, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said

GRANTEES 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 GRANTEES, 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 11th day of July, 2014.

Don M. Grubbs III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of July, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Don M. Grubbs III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5-3-16

Notary Public

