BILL GARRETT, Davidson County
Trans:T20140053297 DEEDWARR
Recvd: 07/23/14 14:10 2 pgs
Fees:13.00 Taxes:850.63
20140723-0065527

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN144224

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of July, 2014.

NOTARY PUBLIC

My commission expires:

C. LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires August 23, 2016

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cates Family Trust 601 12th South, Apt. 716 Nashville, TN, 37203	Bank of America, NA 4500 Amon Carter Blvd. Ft. Worth,TX 76155	093-13-0-C-146.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Nine Thousand Nine Hundred and 00/100 Dollars ($229,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GREGORY RYAN DANIELS**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RON CATES AND BETH J. CATES, TRUSTEES OF THE CATES FAMILY TRUST DATED JUNE 23, 2000**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 716 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 in 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 in 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 Gregory Ryan Daniels, by Warranty Deed from ICON In the Gulch, LLC, dated 7/20/2009, recorded 7/24/2009, of record in Instrument No. 20090724-0069553, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 600 12th Avenue South, Apt 716, Nashville, TN 37203, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21st day of July, 2014.

GREGORY RYAN DANIELS

STATE OF Ohio
COUNTY OF Hamilton

Personally appeared before me, a Notary Public, Gregory Ryan Daniels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21 day of July, 2014.

ROBERT DUNBAR, NOTARY PUBLIC
STATE OF OHIO
MY COMM. EXP. JUNE 1 2019

Robert Dunbar
Notary Public

Robert Dunbar
Printed Notary Name

My commission expires: 6/1/2019