# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

Subscribed and sworn to before me, this 15th day of September, 2014

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140071154 DEEDWARR
Recvd: 09/23/14 12:05 2 pgs
Fees:13.00 Taxes:2109.00
20140923-0087259

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Geoffrey J. Proud, Trustee<br>Melody C. Proud, Trustee | new owner | 093-13-0C |
| (NAME) | (NAME) | (MAP) |
| 600 S 12th Avenue #634 | | 123.00-CO |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37203 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Marvel Family Partnership, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Geoffrey J. Proud, Trustee of The Geoffrey J. Proud Revocable Living Trust, dated May 19, 2003, and Melody C. Proud, Trustee of The Melody C. Proud Revocable Living Trust, dated May 19, 2003, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Unit No. 634 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 Jeffrey B. Marvel and Patty M. Marvel, husband and wife, by deed from ICON In the Gulch, LLC, a Tennessee limited liability company, of record in Instrument No. 20101102-0087893, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Marvel Family Partnership by Quitclaim Deed from Jeffrey B. Marvel and wife, Patty M. Marvel of record in Instrument No. 20101202-0096077 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 600 S 12th Avenue #634, 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 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/our hand(s) this 15th day of September, 2014.

Marvel Family Partnership

By: _____

Jeffrey B. Marvel

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Jeffrey B. Marvel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of the Marvel Family Partnership, the within named bargainor, a Tennessee general partnership, and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Authorized Agent.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 15th day of September, 2014.

_____

Notary Public

My Commission Expires: 7/4/2015

John M. Wells
State of Tennessee Notary Public
Davidson County