Prepared by:
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Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 14080015B

L. BRONER McCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3 DAY OF Oct, 20 14.

NOTARY PUBLIC

My Commission expires: 2/25/18

Address of New Owner	Send Tax Bills To:	Tax Information:
Jade Ervin, single woman 600 12th Avenue South, Unit 814 Nashville, TN 37203	Same	093-13-0C-182.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Peyton Gibbs, single,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jade Ervin, single woman,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 814 as set forth in the Master Deed Establishing ICON in the Gulch Master Condominium, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080423-0041665 in the Register's Office for Davidson County, Tennessee; and further by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666 in said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deeds.

Being the same property conveyed to Peyton Gibbs by Warranty Deed from Santiago Tefel, dated 09/09/2010 and filed for record on 09/16/2010 as Instrument No. 20100916-0073663, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
600 12th Avenue South, Unit 814, Nashville, TN 37203

SUBJECT TO THE FOLLOWING:

1. 2014 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertaking contained in the Master Deeds establishing a Horizontal Property Regime of ICON in the Gulch Condominiums of record as Instrument Nos. 20080423-0041665 and 20080423-0041666, and including, but not limited to the By-Laws shown as Exhibits "B", the Plans shown as Exhibits "D" and the Rules and Regulations shown as Exhibit "G" to said Master Deeds, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140075655 DEEDWARR
Recvd: 10/07/14 10:36 2 pgs
Fees:13.00 Taxes:906.13
20141007-0092828

3. Stormwater Detention Agreement of record at Instrument No. 20060224-0021730, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Easement for sanitary sewers and/or storm drainage, water mains and pumps of record at Instrument No. 20060224-0021800, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
5. Subject to The Arts Center Redevelopment Plan of record at Book 10965, page 404, as amended in Book 11625, page 252, and further amended by Instrument No. 20020715-0084598, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
6. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL 2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
8. "Affordability Requirement" Restriction of record as Instrument No. 20090123-0005863, Register's Office for Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Peyton Gibbs** has/have caused this instrument to be executed, this the 3 day of Oct, 2014.

Peyton Gibbs

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Peyton Gibbs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 3 day of Oct, 2014.

My commission Expires: 8/25/18 NOTARY PUBLIC

LEWIS BRONER NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY