This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

From Information Furnished by the Parties

BILL GARRETT, Davidson County
Trans:T20140075845 DEEDWARR
Recvd: 10/07/14 14:45 2 pgs
Fees:13.00 Taxes:1250.60
20141007-0093034

MAP & PARCEL NO:
093130C30900C0

NAME & ADDRESS OF NEW OWNER:
Douglas C. Kutzgar
600 12th Ave S., Apt 1606
Nashville, TN 37203

SEND TAX BILLS TO:
Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned, **BRANDON SCOTT HARBIN, UNMARRIED**, "Grantor" have this day bargained and sold and do hereby transfer and convey unto **DOUGLAS C. KUTZGAR, A SINGLE MAN**, "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Unit No. 1606 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 provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, ET SEQ. of record in Instrument No. 20080423-0041665, in the Register's Office for Davidson County, Tennessee; and further by the Master Deed Establishing Icon In The Gulch Tower Condominium of record as Instrument No. 20080423-0041667, 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 Brandon Scott Harbin, by Warranty Deed from Jack P. Davis, unmarried, dated March 22, 2013, appearing of record in Instrument No. 20130402-0032143, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Charter of ICON in the Gulch Tower Condominium Association, Inc. of record in Instrument No. 20080417-0038886 and Instrument No. 20080417-0038884; Storm Water 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; Subject to The Arts Center Redevelopment Plan of record in Book 10965, page 404, as amended in Book 11625, page 252, and further amended by Instrument No. 20020715-0084598; 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. BL2000-364, made applicable by Ordinance No. BL-200-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and to the terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Master establishing ICON in the Gulch Master Condominium filed of record in Instrument No. 20080423-0041665 and Instrument No. 20080423-0041667; all of the Register's Office of Davidson County, Tennessee.

This is improved property known as 600 12th Ave S., Apt. 1606, Nashville, TN 37203.

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

The undersigned covenants with the said Grantee that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee.

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

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 3rd day of October, 2014.

BRANDON SCOTT HARBIN

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **BRANDON SCOTT HARBIN**, the within named bargainor, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 3rd day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 12/16/17

KAMRYN CRESPO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$338,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 3rd day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 12/16/17

KAMRYN CRESPO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY