BOK 14

26482-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140077960 DEEDWARR
Recvd: 10/16/14 09:31 2 pgs
Fees:13.00 Taxes:2312.50
20141016-0095499

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of October, 2014.

Notary Public

My commission expires: (AFFIX SEAL)

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Barry Dane Alexander Jacquelyn C. Alexander	NEW OWNERS	Map 093-13-0-C,Parc 287.00CO
111 Alpha Drive		
Franklin , TN 37064		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Hemal Mehta and Rupal Mehta, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barry Dane Alexander and Jacquelyn C. Alexander, husband and wife

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:

Land in Davidson County, Tennessee, being Unit No. 1501 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 in Instrument No. 20080423-0041665, 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. 20080423-0041667and corrected by Scrivener's Affidavit of record in Instrument No. 20141003-0091812 said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deeds

BEING the same property conveyed to Hemal Mehta and wife, Rupal Mehta by Deed from ICON In the Gulch, LLC, a Tennessee limited liability company, dated December 31, 2008, of record in Instrument No. 20090102-0000353, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record as set out on Exhibit "D" to the Master Deed of record in Instrument No. 20080423-0041665 and Instrument No. 20080423-0041667, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) The Premises herein insured is a condominium apartment established pursuant to all 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 interest 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Icon In The Gulch Tower Condominiums, of record in Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee.

3) Charter of Icon In The Gulch Tower Condominiums, of record in Instrument No. 20080417-0038884, Register's Office for Davidson County, Tennessee.

4) Stormwater Detention Agreement of record in Instrument No. 20060224-0021730, Register's Office for Davidson County, Tennessee.

5) Easement for Sanitary Sewer and/or Storm Drainage, water mains and pumps, of record in Instrument No. 20060224-0021800, Register's Office for Davidson County, Tennessee.

6) 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 No. 20020715-0084598, said Register's Office.

7) Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the Northwest corner of said property.

8) 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.

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

10) Master Deed Establishing Icon In The Gulch Master Condominium of record in Instrument No. 20080423-0041665, Register's Office for Davidson County, Tennessee.

11) Charter of Icon In The Gulch Master Condominium Association, Inc., of record in Instrument No. 20080417-0038884, Register's Office for Davidson County, Tennessee.

12) Subject to the conditions as set out in the Quitclaim Deed of record in Instrument No. 20060731-0092178, Register's office for Davidson County, Tennessee.

13) Taxes for the current year which have been prorated and paid by the Grantor herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **600 12th Ave. S. Apt. #1501, Nashville, TN 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 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 **10th** day of **October, 2014.**

Hemal Mehta

Rupal Mehta

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Hemal Mehta and Rupal Mehta,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **October, 2014.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17