# Warranty Deed

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| BILL GARRETT, Davidson County<br>Trans:T20140094409 DEEDWARR<br>Recvd: 12/17/14 11:43 3 pgs<br>Fees:18.00 Taxes:1665.00<br>20141217-0115381 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $450,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 5th day of December, 2014.<br><br>Notary Public<br><br>My commission expires: 7-18-18 |

CATHERINE SPARKMAN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| James Donald Van De Vuurst<br>Louis Eugene Powell | Prime Lending | |
| 600 12th Avenue South #433 | 1811 Preston Rd. | 093130C04900 |
| Nashville, TN 37203 | Dallas, TX 75252 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROSS NORMAN CONDIT AND SUSAN KAY CINELLI CONDIT, TRUSTEES OF THE ROSS AND SUSAN CONDIT 2004 REVOCABLE TRUST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Donald De Vuurst and Louis Eugene Powell HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 433 of Icon in the Gulch Master Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Icon in the Gulch Master Condominium of record in Instrument Number 20080423-0041665, and further by the Master Deed Establishing Icon in the Gulch Mid-Rise Condominium of record in Instrument No. 20080423-0041666, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Ross Norman Condit and Susan Cinelli Condit, Trustees of The Ross and Susan Condit 2004 Revocable Trust by deed from Icon in the Gulch, LLC, a Tennessee limited liability company of record in Instrument No. 20110405-0026294 Register's Office for Davidson County, Tennessee, dated March 18, 2011 and recorded on April 5, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 600 12th Avenue South #433, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of December, 2014.

**The Ross and Susan Condit 2004 Revocable Trust**

Ross Norman Condit, Trustee

Susan Kay Cinelli Condit, Trustee

STATE OF CALIFORNIA
COUNTY OF Santa Cruz

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ross Norman Condit and Susan Kay Cinelli Condit, Trustees of The Ross and Susan Condit 2004 Revocable Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 5th day of December, 2014.

Notary Public

My Commission Expires: 09/22/2017

Notary Public
See Attached P.C.

## ACKNOWLEDGMENT

State of California
County of Santa Cruz )

On December 5th, 2014 before me, Pauline Cortes, a Notary Public
(insert name and title of the officer)

personally appeared Ross Norman Condit and Susan Kay Cinelli Condit,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PAULINE CORTES
COMM. # 2042503
NOTARY PUBLIC - CALIFORNIA
SANTA CRUZ COUNTY
COMM. EXPIRES SEPT. 22, 2017

Signature _____ (Seal)