WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 2014

Notary Public

MY COMMISSION EXPIRES: June 14, 2015 (AFFIX SEAL)

MICHAEL LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200

BILL GARRETT, Davidson County
Trans:T20150000633 DEEDWARR
Recvd: 01/05/15 12:36 2 pgs
Fees:13.00 Taxes:1054.50
20150105-0000789

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cassadee Pope	SAME	Map 93-13-C
(NAME) 600 12th Avenue South. Unit 2012	(NAME)	Parcel 382 CO
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SHANE P. LEANNA, UNMARRIED AND DROP TINE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASSADEE POPE,** HEREINAFTER CALLED THE GRANTEE, HER 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. 2012 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, said Register's Office and further by the Master Deed establishing ICON in the Gulch Tower Condominium of record as Instrument No. 20080423-0041667, said Register's Office, said Unit also being shown as part of Exhibits "D" to said Master Deeds.

Being the same property conveyed to Shane P. LeAnna, a married person, and Mathew Baggett, unmarried, as tenants in common, by deed from ICON In the Gulch, LLC of record in Instrument No. 20081020-0105189, said Register's Office. Matthew Baggett, married, conveyed his interest in said property to Drop Tine, LLC by Quitclaim Deed of record in Instrument No. 20120712-0061270, said Register's Office.

This conveyance is subject to all matters appearing in the Master Deed and Bylaws of record in Instruments No. 20080423-0041665, 20080423-0041667, 20121009-0092463 and 20121009-0092464, said Register's Office; and easements of record in Instruments No. 20060224-0021730, 20060224-0021800, 20020715-0084598, 20040105-0001338 and Book 10965, page 404 and Book 11625, page 252, , said Register's Office.

unimproved ☐

This is improved ☒ property, known as 600 12th Avenue South Unit 2012, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 31st day of December, 2014.

Shane P. LeAnna

Drop Tine, LLC

By: Shane P. LeAnna, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shane P. LeAnna, the 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of ~~January,~~ December, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Shane P. LeAnna with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Drop Tine, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal at Nashville, Tennessee this 31st day of ~~January, 2015~~ December, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015