BILL GARRETT, Davidson County
Trans:T20150009127 DEEDWARR
Recvd: 02/05/15 09:53 2 pgs
Fees:12.00 Taxes:0.00
20150205-0010867

State of Tennesee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is: **$0.00**

Affiant: Kiran Khullar

Subscribed and sworn to before me, this the 27th day of January, 2015.

Notary: Lauretta J. Sutton

My commission expires: 3-11-2018

This instrument was prepared by: John F. Rasnick, Esq.
388 S. Main Street, Suite 402, Akron, OH 44311

Address of New Owner	Tax Mailing Address	Map-Parcel No.
Kiran Khullar Trust of September 22, 2004	Kiran Khullar	093-13-0C-189
600 12th Avenue, S, # 821 Nashville, TN 37203	6415 Stoneywood Circle, NW Canton, OH 44718	

WARRANTY DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good an valuable considerations, the receipt of which is hereby acknowledged, we, Sanjiv K. Khullar and Kiran Khullar, "Grantors", by these presents do transfer and convey unto Kiran Khullar and Sanjiv Khullar, Trustees of the Kiran Khullar Trust of September 22, 2004, "Grantee", 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. 821 of ICON in the Gulch Mid-Rise Condominium (the "Unit") and as established by the Master Deed establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Mid-Rise Condominium constitutes the Mid-Rise Unit in the ICON in the Gulch Master Condominium, as established by the Master Deed establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041665, of said Register's Office. Also conveyed herewith is the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in Exhibit E of the Master Deed establishing ICON in the Gulch Master Condominium. Reference is hereby made to the plat of ICON in the Gulch Master Condominium of record as Exhibit D to the Master Deed establishing ICON in the Gulch Master Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to Sanjiv K. Khullar and Kiran Khullar by deed of record as Instrument No. 20120925-0087264.

This conveyance is subject to all matters appearing as established by the Master Deed establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666, and any and all restrictions and easements of record.

This is improved property known as 600 12th Avenue, S., #821, Nashville, TN 37203.

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Interests described above and that Grantor has good right and lawful authority to sell convey and such Interests. Grantor hereby warrants the title to the Interests described above and will defend the same against lawful claims of all persons claiming by through or under Grantor.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal the day and year set forth below.

Signed, sealed, and delivered in our presence:

Witness sign

Lauretta T. Fulton
Witness print

Witness sign

Dallas W. Johnson
Witness print

SANJIV K. KHULLAR
Date Executed: 01/27/2015

KIRAN KHULLAR
Date Executed: 1-27-2015

STATE OF OHIO

COUNTY OF SUMMIT

THIS INSTRUMENT WAS acknowledged before me this 27th day of January, 2015, by SANJIV K. KHULLAR and KIRAN KHULLAR, who are personally known to me or who have produced a Ohio driver's license as identification.
(State)

NOTARIAL SEAL STATE OF OHIO

Lauretta J. Fulton
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 03/11/2018

Notary Public

Lauretta T. Fulton
Notary's Printed Name
My commission expires 3-11-2018