WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150051452 DEEDWARR
Recvd: 06/26/15 11:20 3 pgs
Fees:18.00 Taxes:3885.00
20150626-0061687

G-P-15-6002206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

CAROL T BAKER
NOTARY PUBLIC
OF
TENNESSEE
CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/21/17 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
VALU, LLC	**New Owner**	
(NAME) **600 12th Ave S Apt 2206**	(NAME)	**093-13C-405.00CO** **093-13C-407.00CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TODD D. COOK AND WIFE, LAURA L. COOK,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **VALU, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Unit No. 2206 and Unit No. 2208 of Icon in the Gulch Tower Condominium (the "Unit") and as established by the Master Deed Establishing Icon in the Gulch Tower Condominium of record as Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee. The Icon in the Gulch Tower Condominium constitutes the Tower Unit in the Icon in the Gulch Master Condominium, as established by the Master Deed Establishing Icon in the Gulch Master Condominium, of record as Instrument No. 20080423-0041665, 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 Tower Condominium. Reference is hereby made to the plat of Icon in the Gulch Tower Condominium of record as Exhibit D of such Master Deed Establishing Icon in the Gulch Tower Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to Todd D. Cook and Laura L. Cook, Husband and Wife by Quitclaim Deed filed June 18, 2015 of record in Instrument No. 20150618-0058385, Register's Office for Davidson County, Tennessee. Being a portion of the same property conveyed to Todd D. Cook and wife, Laura L. Cook by Warranty Deed from Icon in the Gulch, LLC, a Tennessee limited liability company, of record in Instrument No. 20120109-0002272, Register's Office for Davidson County, Tennessee, dated January 05, 2012 and recorded on January 09, 2012. **See attached Exhibit "A"

This conveyance is subject to:

- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Icon in the Gulch Master Condominium of record in Instrument No. 20080423-0041665, Register's Office for Davidson County, Tennessee, including but not limited to the By-Laws attached thereto as Exhibit "B" and the Rules and Regulations attached thereto as Exhibit "G".
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Icon in the Gulch Tower Condominium of record in Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee, including but not limited to the By-Laws attached thereto as Exhibit "B" and the Rules and Regulations attached thereto as Exhibit "G".
- All matters shown on the Plan of record in Book 21, page 117, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "D" to the Master Deed establishing Icon in the Gulch Master Condominium in of record in Instrument No. 20080423-0041665 and to the Master Deed establishing Icon in the Gulch Tower Condominium of record in Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee.
- Charter for Icon in the Gulch Master Condominium Association Inc., of record in Instrument No. 20080417-0038884, Register's Office for Davidson County, Tennessee.
- Charter for Icon in the Gulch Tower Condominium Association, Inc., of record in Instrument No.

20080417-0038886, Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument No. 20060224-0021730, Register's Office for Davidson County, Tennessee.
• Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Instrument No. 20060224-0021800, Register's Office for Davidson County, Tennessee.
• 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, Register's Office for Davidson County, Tennessee.
• Easements retained in Council Bill Nos. 658 and 43-77 with respect to alley closures, the location of which are shown on Survey of Littlejohn Engineering Associates dated October 28, 2005.
• 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.
• Temporary construction easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency of record in Instrument No. 20040105-0001338, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 12th Ave S Apt 2206, Nashville, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23rd DAY OF JUNE, 2015.

Todd D. Cook by John Gleaves, Attorney in Fact

Todd D. Cook by John Gleaves
Attorney in Fact

Laura L. Cook by John Gleaves, Attorney in Fact

Laura L. Cook by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of TODD D. COOK AND LAURA L. COOK AS PER THE POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 2015-0618-0058383 AND INSTRUMENT NO. 20150618-0058384, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, and who acknowledged he executed the same as the free act and deed of the said TODD D. COOK AND LAURA L. COOK.

Witness my hand and official seal, this the 23rd of June, 2015.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Exhibit "A"

Further being the same property conveyed to Todd D. Cook and Laura L. Cook, husband and wife, by quitclaim deed from Todd D. Cook and wife, Laura L. Cook, dated June 18, 2015, recorded June 18, 2015, of record in Instrument No. 20150618-0058385, Register's Office for Davidson County, Tennessee.