WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150071698 DEEDWARR
Recvd: 08/25/15 08:02 2 pgs
Fees:13.00 Taxes:1054.50
20150825-0085476

G-LIP-15-600-1010

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 20th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Hui Li	**Hui Li c/o Ping Li**	
(NAME)	(NAME)	
600 12th Avenue South #1010	**324 Landings Way**	**093-13-0C-228.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Mt. Juliet, TN 37122	
(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 **DANIEL V. FARRUGIA, UNMARRIED AND DONNA M. FARRUGIA, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HUI LI, MARRIED,** 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. 1010 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 Daniel V. Farrugia, a single person and Donna M. Farrugia, a married person by Warranty deed from Icon In the Gulch, LLC, a Tennessee limited liability company of record in Instrument No. 20100702-0052240 Register's Office for Davidson County, Tennessee, dated June 30, 2010 and recorded on July 02, 2010.

The above referenced property was investment property for Donna M. Farrugia and has never been the principal marital residence for said Grantor.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan attached Exhibit "D" to the Master Deed establishing ICON in the Gulch Master Condominium in Instrument Nos. 20080423-0041665 and to the Master Deed establishing ICON in the Gulch Tower Condominium in Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master establishing ICON in the Gulch Master Condominium filed of record in Instrument Number 20080423-0041665, Register's Office for Davidson County, Tennessee.
- Charter of the ICON in the Gulch Master Condominium Association, Inc. of record in Instrument Number 20080417-0038884, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master establishing ICON in the Gulch Tower Condominium filed of record in Instrument Number 20080423-0041667, Register's Office for Davidson County, Tennessee.
- Charter of the ICON in the Gulch Tower Condominium Association, Inc. of record in Instrument Number 20080417-0038886, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060224-0021730, in the Register's Office for Davidson County, Tennessee.

- Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Instrument Number 20060224-0021800, in the 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 by Instrument Number 20020715-0084598, in the Register's Office for Davidson County, Tennessee.
- 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.
- Temporary construction easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency of record in Instrument Number 20040105-0001338, in the Register's Office for Davidson County, Tennessee.
- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 12th Avenue South #1010 , 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 20th DAY OF AUGUST, 2015.

Daniel V. Farrugia by John Gleaves,
Attorney in Fact

Donna M. Farrugia 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 DANIEL V. FARRUGIA AND DONNA M. FARRUGIA, and who acknowledged he executed the same as the free act and deed of the said DANIEL V. FARRUGIA AND DONNA M. FARRUGIA.

Witness my hand and official seal, this the 20th of August, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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