WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150074816 DEEDWARR
Recvd: 09/02/15 10:44 2 pgs
Fees:13.00 Taxes:1015.65
20150902-0089299

15-08-013

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of August, 2015

Notary Public

My Commission Expires [redacted] 11/17/18 (AFFIX SEAL)

JAYCIE N. RIVERA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Ann Marie Schulz	F&M Bank	93-13-C
(NAME) 600 12th Ave S. Apt. 616	(NAME) 50 Franklin St	106.00CO
(ADDRESS) Nashville, TN 37203	(ADDRESS) Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **Tali L. Rosenblum, A Single Person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ann Marie Schulz, A Married Person and Kernie Benson Cothran, An Unmarried Man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 616 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. 20080423-0041665, 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 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 Mid-Rise Condominium. Reference is hereby made to the plat of ICON in the Gulch Mid-Rise Condominium of record in Exhibit D to the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium, for a more complete identification and description of such unit.

AFFORDABLE HOUSING USE RESTRICTION: The Grantee, [his/her/its] heirs, successors and assigns, takes title to the Property subject to the following restriction (Referred to herein as the "Affordability Requirement") relating to its use, which shall be deemed a covenant running with the land but which shall terminate and be of no further force and effect five (5) years from [date of the original conveyance from Seller]; the Property must be owned by an individual or individuals whose household earnings at the time the individual enters into a binding purchase and sale agreement for the property are eighty percent (80%) or less of the median income for household size in Nashville, Tennessee are as defined by the Department of Housing and Urban Development ("HUD"), as adjusted annually by HUD, and if rented, the Property must be rented by an individual or individuals whose household earnings during the term of the lease are eighty percent (80%) or less of the median income for household size for the Nashville, Tennessee area as defined by HUD, as adjusted annually by HUD. Notwithstanding the foregoing, or anything to the contrary set forth herein, the Affordability Requirement shall be tolled at the time the holder of a first mortgage (A "Holder") acquires the Property in the event of foreclosure or pursuant to a deed in lieu of foreclosure. The remaining term of the Affordability Requirement shall begin to run at the time the Holder executes a binding sale and purchase agreement to a subsequent Purchaser or upon the execution of a lease agreement. The Holder must notify MDHA within thirty (30) days of its acquisition of the Property. Purchaser or any Holder or subsequent purchaser, shall require any prospective owner or renter of the Property to provide satisfactory evidence of his/her family income to MDHA to ensure that the

Affordability Requirement has been met at the time of the execution of a binding sale and purchase agreement or lease for the property.

Being the same property conveyed to Tail L. L. Rosenblum, a Single Person by Deed from ICON in the Gulch, LLC, a Tennessee limited liability company of record at Instrument No. 20090717-0067290, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of **Tali L. Rosenblum** pursuant to a Power of Attorney executed by same on the 31st day of August, 2015 and being filed for record in Instrument No. 20150902.0089298 and being recorded simultaneously herewith.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of ICON in the Gulch Mid-Rise Condominium, of record in Book 20080417-0038884, Page, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **600 12th Ave S. Apt. 616, Nashville, TN, 37203.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 31st day of August, 2015.

Tali L. Rosenblum

Tali T. Rosenblum by Howard Rosenblum

By Howard H. Rosenblum, A-I-F

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2015, before me personally appeared Howard H. Rosenblum, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Tali L. Rosenblum, and acknowledged that he executed the same as the free act and deed of the said Tali L. Rosenblum.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2015.

My Commission Expires: 07/02/18

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FROM: Howard H. Rosenblum
TO: Ann Marie Schulz

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Howard H. Rosenblum, AFFIANT

Sworn to and subscribed before me this 31st day of August, 2015.

My Commission Expires: 07/02/18

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY