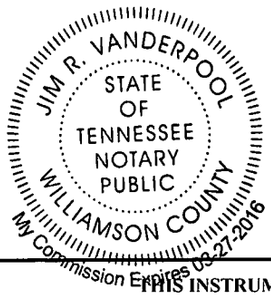
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $445,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF AUGUST, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7702 BAGLEY CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mariann Bagley and Alyssa Bagley		093-13-0-C-187.00 CO
600 12th Avenue South, Unit #819		
Nashville, TN 37203		

FOR AND IN 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 ACKNOWLEDGE, WE,

THOMAS L. MAY AND WIFE, LORRAINE J. MAY, AND ALEXANDRA T. MAY AND HUSBAND, JOHN F. MASON, II*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**MARIANN BAGLEY AND ALYSSA BAGLEY,
TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**

HEREINAFTER CALLED THE GRANTEES, 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 819, ICON IN THE GULCH MID-RISE CONDOMINIUM, as shown on Exhibit "D" of record in Instrument No. 20080423-0041666, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas L. May and wife, Lorraine J. May and Alexandra T. May, an unmarried woman as tenants in common with right of survivorship by Warranty Deed from ICON In the Gulch, LLC, a Tennessee limited liability company, recorded on the 4th day of April, 2011 in Instrument No. 20110404-0025759, in the Register's Office of Davidson County, Tennessee.

* John F. Mason, II, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying any and all interest, in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ICON IN THE GULCH MID-RISE CONDOMINIUM, as recorded in Exhibit "D" in Instrument No. 20080423-0041666, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Charter of ICON in the Gulch Mid-Rise Condominium Association, Inc. recorded at Instrument No. 20080417-0038885.

BILL GARRETT, Davidson County
Trans:T20150074839 DEEDWARR
Recvd: 09/02/15 11:10 2 pgs
Fees:13.00 Taxes:1646.50
20150902-0089336

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ICON IN THE GULCH MID-RISE CONDOMINIUM Condominium of record inInstrument No. 20080423-0041666 (Mid-Rise) , as amended by instrument(s) of record in Instrument Nos. 20080423-0041665 (Master Condo) and 20080423-0041667 (Tower Condo); also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

f. Easement for Sewer/Storm Drainage/Water Mains & Pumps, recorded in Instrument No. 20060224-0021800.

g. Easement for Roadway Easement (CTX), recorded in Instrument No. 20050401-0035633.

h. Stormwater Detention Agreement recorded at Instrument No. 20060224-0021730.

i. Assignment of Storage Unit recorded at Instrument No. 20121009-0092463.

j. Assignment of Parking Spaces recorded at Instrument No. 20121009-0092464.

k. Ordinance for Arts Center Redevelopment Plan recorded in Book 10965, Page 404, Book 11625, Page 252 and Instrument No. 20020715-0084598.

l. Charter for ICON in the Gulch Master Condominium Association, Inc. recorded at Instrument No. 20080417-0038884.

This is improved property known as 600 12th Avenue South, Unit #819, Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hands hand on the 24th day of August, 2015.

Thomas L. May

Thomas L. May

Lorraine J. May

Lorraine J. May

Alexandra T. May

Alexandra T. May

John F. Mason, II

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, THOMAS L. MAY AND LORRAINE J. MAY, AND ALEXANDRA T. MAY, AND JOHN F. MASON, II, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of August, 2015.

Notary Public

My Commission Expires: 6-21-2016

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

File #: 15-7702 BAGLEY CP