BILL GARRETT, Davidson County
Trans:T20150083234 DEEDWARR
Recvd: 09/30/15 13:37 2 pgs
Fees:13.00 Taxes:1394.90
20150930-0099394

Box 14
G-27717-4

WARRANTY DEED

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $377,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2015.

Notary Public

My commission expires: 5-27-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jennifer A. Menjivar Merino	Jennifer A. Menjivar Merino	Map 093-13-0-C, Parcel 243.00co
600 12th Avenue South #1108	600 12th Avenue South, #1108	
Nashville, TN 37203	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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Bo Wang, Unmarried

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

Jennifer A. Menjivar Merino and Derek A. Thompson, wife and husband

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:

BEING Unit No. 1108 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 said 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 to such Master Deed Establishing ICON In The Gulch Tower Condominium, of record in Instrument No. 20080423-0041667, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Bo Wang by Deed from ICON In The Gulch, LLC, a Tennessee limited liability company, dated October 31, 2011, of record in Instrument No. 20111101-0084951, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Bo Wang, pursuant to a Power of Attorney executed by same on the 22nd day of September, 2015, of record in Instrument No. 20150930-0099393, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) All matters as set forth on the Plan as shown on Exhibit D to the Master Deed of record in Instrument No. 20080423-0041667, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) The Premises herein insured is a condominium apartment established in the Master Deed and By-Laws establishing a Horizontal Property Regime of ICON In The Gulch Tower Condominiums, of record in Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee.
(3) Charter of ICON In The Gulch Tower Condominium Association, Inc., of record in Instrument No. 20080417-0038886, Register's Office for Davidson County, Tennessee.
(4) Stormwater Detention Agreement of record in Instrument No. 20060224-0021730, Register's Office for Davidson County, Tennessee.
(5) Easement for Sanitary Sewer and/or Storm Drainage, water mains and pumps, of record in Instrument No. 20060224-0021800, Register's Office for Davidson County, Tennessee.

(6) 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, said Register's Office.
(7) Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the Northwest corner of said property.
(8) Easements retained in Council Bill Nos. 658 and 43-77 with respect to alley closures, the locations of which are shown on the survey by Littlejohn Engineering Associates dated October 28, 2005.
(9) 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.
(10) Master Deed Establishing ICON In The Gulch Master Condominium of record in Instrument No. 20080423-0041665, Register's Office for Davidson County, Tennessee.
(11) Charter of ICON In The Gulch Master Condominium Association, Inc., of record in Instrument No. 20080417-0038884, Register's Office for Davidson County, Tennessee.
(12) Subject to the conditions as set out in the Quitclaim Deed of record in Instrument No. 20060731-0092178, Register's Office for Davidson County, Tennessee.
(13) Temporary Construction Easement between BellSouth Telecommunications, Inc., and Metropolitan Development and Housing Agency of record in Instrument No. 20040105-0001338, said Register's Office, the location of which is shown on the survey by Littlejohn Engineering Associates dated October 28, 2005.
(14) Subject to the rights of others in and to the common elements.
(15) Subject to the lien for special assessments contained in the Master Deeds and By-Laws appended thereto as specified above.
(16) Taxes for 2015 County, a lien, not yet due and payable, which have been prorated and paid.

This is improved (__X__) Unimproved (____) property, known as **600 12th Avenue South #1108, 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 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 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 **28th** day of **September, 2015.**

Bo Wang By: Matt Willms, Attorney in Fact

Bo Wang By: Matt Willms, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Matt Willms**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Bo Wang** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of **Bo Wang** and as the personal act and deed of the said for the purpose therein contained, by signing the name of **Bo Wang,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **September, 2015.**

My Commission expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public