WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: March 23, 2019

(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

R-VRES-15-600-628

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)
Charles Taylor Mount	NEW OWNER	
(NAME)	(NAME)	**93-13-C-117.00 CO**
600 12th Ave S, #628	600 12th Ave. S, #628	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(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 **SETAREH ZARE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHARLES TAYLOR MOUNT, UNMARRIED,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Unit No. 628 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. 20080423-0041666, 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 as Exhibit D to the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to Setareh Zare, an unmarried person by Warranty Deed from ICON In the Gulch, LLC, a Tennessee limited liability company, recorded on the 25th day of January, 2010 in Instrument No. 20100125-0006260, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Charter of Icon in the Gulch Master Association, Inc. recorded at Instrument No. 20080417-0038884, said Register's Office.
- Charter of Icon in the Gulch Mid-Rise Condominium Association, Inc. recorded at Instrument No. 20080417-0038885, said Register's Office.
- Charter of Icon in the Gulch Tower Condominium Association, Inc. recorded at Instrument No. 20080417-0038886, said Register's Office.
- Master Deed establishing ICON IN THE GULCH MASTER CONDOMINIUM of record in Instrument No. 20080423-0041665, said Register's Office.
- Master Deed establishing ICON IN THE GULCH MID-RISE CONDOMINIUM of record in Instrument No. 20080423-0041666, said Register's Office.
- Master Deed establishing ICON IN THE GULCH TOWER CONDOMINIUM of record in Instrument No. 20080423-0041667, said Register's Office.
- Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument No. 20060224-0021800, said Register's Office.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060224-0021730, said Register's Office.
- The Arts Center Redevelopment Plan as set forth in instrument recorded in Book 10965, Page 404 as amended in Book 11625, Page 252 and Instrument No. 20020715-0084598, said Register's Office.
- Roadway Encroachment set forth on the survey by Littlejohn Engineering Associates dated October 28, 2005.

BILL GARRETT, Davidson County
Trans:T20150090442 DEEDWARR
Recvd: 10/23/15 10:52 2 pgs
Fees:13.00 Taxes:1172.90
20151023-0108025

• Easements retained in Council Bill 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.
• 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 recorded at Instrument No. 20040105-0001338, said Register's Office.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 12th Ave S, #628, 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 22nd DAY OF OCTOBER, 2015.

Setareh Zare

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SETAREH ZARE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of October, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Commission Expires August 23, 2016

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