WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150097858 DEEDWARR
Recvd: 11/17/15 15:40 2 pgs
Fees:13.00 Taxes:1517.00
20151117-0116720

15-11-004

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th day of November, 2015

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

KIMBERLEY J. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Donald Joseph & Wife, Jennifer Michelle Russo	New owner	93-13-C
(NAME) 600 12TH Ave S Apt 908	(NAME)	211.00CO
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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, **Anjlee Khurana Unmarried and Aruna Khurana Married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Donald Joseph & Wife, Jennifer Michelle Russo**, 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:

LAND in Davidson County, Tennessee being Unit No. 908, 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 ANJLEE KHURANA, UNMARRIED AND ARUNA KHURANA, MARRIED, by Deed from ICON IN THE GULCH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated June 4, 2010, of record in Instrument No.20100607-0044114, Register's Office for Davidson County, Tennessee.

SUBJECT property is not now or ever has been the principal place of residence for the said ARUNA KHURANA.

This instrument is being executed in behalf of ARUNA KHURANA, pursuant to a Power of Attorney executed by same on the 9th day of November 2015, and being filed for record in Instrument NO. 20151117-0116719 and being recorded simultaneously herewith.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Gulch Tower Condominium, of record in 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. Aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; ***and taxes for the current year which have been PAID and assumed by the Grantor(s) herein.***

BEING unimproved ☐
Improved ☒ property known as: **600 12TH Avenue S Apt 908, 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, its hands, this 17th day of November, 2015

Anjlee Khurana

Aruna Khurana

By: _____

Anjlee Khurana, Attorney-in-Fact

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, the within named **Anjlee Khurana**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of November, 2015.

My Commission Expires: 07/02/18

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

On this 17th day of November, 2015, before me personally appeared **ANJLEE KHURANA**, 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 **ARUNA KHURANA,** and acknowledged that she executed the same as the free act and deed of the said **ARUNA KHURANA.**

Witness my hand and official seal at Nashville, Tennessee, this 17th day of November, 2015.

My Commission Expires: 07/02/18

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY