WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150103492 DEEDWARR
Recvd: 12/08/15 09:29 2 pgs
Fees:13.00 Taxes:1010.10

20151208-0123314

G-P-15-600-607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/8/18

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Terrell Parker and Tracy Parker	**New owner**	
(NAME)	(NAME)	**93-13-C-97.00 CO**
600 12th Avenue S #607	**333 Whitewater Way**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Franklin, TN 37064**	
(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 **MAXWELL PRICE SHEPPARD, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TERRELL PARKER AND TRACY PARKER, HUSBAND AND WIFE,** 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. 607 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 Maxwell Price Sheppard, unmarried by Warranty Deed from Evan M. Witherington, unmarried, recorded on the 23rd day of July, 2012 in Instrument No. 20120723-0064405, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Charter of Icon in the Gulch Mid-Rise Condominium Association, Inc. recorded at Instrument No. 20080417-0038885 and Icon in the Gulch Master Association, Inc. recorded at Instrument No. 20080417-0038884.
- 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 of record in Instrument No. 20080423-0041665 and ICON IN THE GULCH MASTER CONDOMINIUM of record in Instrument No. 20080423-0041666 ; 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.
- Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument No. 20060224-0021800.
- Stormwater Detention Agreement recorded at Instrument No. 20060224-0021730.
- The Arts Redevelopment Plan recorded in Book 10965, Page 404, Book 11625, Page 252 and Instrument No. 20020715-0084598.
- Temporary Construction Easement between BellSouth Telecommunications, Inc., and Metropolitan Development and Housing Agency of record as Instrument No. 20040105-0001338 in said Register's Office, the location of which is shown on Survey by Littlejohn Engineering Associates dated October 28, 2005.
- 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.
- Affordable Housing Use Restriction set out in Deed recorded at Instrument No. 20120723-0064405.

- Assignment of Storage Units recorded at Instrument No. 20121009-0092463.
- Assignment of Parking Spaces recorded at Instrument No. 20121009-0092464.
- Assignment of Parking Spaces and Storage Units recorded at Instrument No. 20140305-0018672.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 12th Avenue S #607, 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 4th DAY OF DECEMBER, 2015.

Maxwell Price Sheppard by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MAXWELL PRICE SHEPPARD, and who acknowledged he/she/they executed the same as the free act and deed of the said MAXWELL PRICE SHEPPARD.

Witness my hand and official seal, this the 4th of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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