STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 450,000.00

Affiant

Subscribed and sworn to before me, this 4th day of December, 2015.

Notary Public

My commission expires: 5-27-19

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

BILL GARRETT, Davidson County
Trans:T20150103645 DEEDWARR
Recvd: 12/08/15 11:40 2 pgs
Fees:13.00 Taxes:1665.00
20151208-0123501

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tong Li **Bing Lu**	**New Owner**	**093 13 0C 110.00 CO**
600 12th Avenue South Apt #620	**600 12th Avenue South Apt #620**	
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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Spencer Properties, a Tennessee General Partnership comprised of Matthew B. Spencer and Julie A. Spencer

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

Tong Li and Bing Lu, husband and wife

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:

Unit No. 620 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 Matthew B. Spencer and Julie A. Spencer, husband and wife, from ICON in the Gulch, LLC, a Tennessee limited liability company, by Warranty Deed dated May 23, 2011 and of record in Instrument No. 20110524-0039794, Register's Office of Davidson County, Tennessee. Further, being the same property conveyed to Spencer Properties, LLC, a Tennessee limited liability company, from Matthew B. Spencer and Julie A. Spencer, husband and wife, by Quitclaim Deed dated August 15, 2015 and of record in Instrument No. 20150821-0084441, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of Correction of record in Instrument No. 201512030122061, said Register's Office, the property hereinabove described was conveyed by Matthew B. Spencer and Julie A. Spencer to Spencer Properties, a Tennessee general partnership composed of Matthew B. Spencer and Julie A. Spencer, the previous conveyance of the same to Spencer Properties, LLC in Instrument No. 20150821008441, said Register's Office, having been in error.

(0084441)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 600 12th Avenue South Apt #620, 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, their heirs 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 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 my/our hand(s) this 4th day of December, 2015.

Spencer Properties
By: Matthew B. Spencer
Its: General Partner

Spencer Properties
By: Julie A. Spencer
Its: General Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Matthew B. Spencer** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is General Partner of Spencer Properties and that he is authorized by Spencer Properties to execute this instrument on its behalf.

Witness my hand, at office, this 4th day of December, 2015.

Notary Public

My Commission Expires: 9/11/17

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Julie A. Spencer** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he they executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is General Partner of Spencer Properties and that she is authorized by Spencer Properties to execute this instrument on its behalf.

Witness my hand, at office, this 4th day of December, 2015.

Notary Public
MCE 9/11/17