WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150103913 DEEDWARR
Recvd: 12/09/15 09:33 2 pgs
Fees:13.00 Taxes:1036.00

20151209-0123792

G-VRES-15-600-1812-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-20-19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Audrey Lee	new owner	
(NAME)	(NAME)	**93-13-C-349.00 CO**
600 12th Ave South #1812		
(ADDRESS)	(ADDRESS)	
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 **THE ESTATE OF VERONICA ANN BARGER GREENE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AUDREY LEE, A SINGLE WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit No. 1812 as set forth in the Master Deed establishing Icon in the Gulch Master Condominium, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080423-0041665 in the Register's Office for Davidson County, Tennessee; and further by the Master Deed establishing Icon in the Gulch Tower Condominium of record as Instrument No. 20080423-0041667 in said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deeds.

Being the same property conveyed to Veronica Greene, unmarried by Warranty Deed from Mike McCloud, unmarried, recorded on the 19th day of June, 2012 in Instrument No. 20120619-0053517, in the Register's Office of Davidson County, Tennessee. The said Veronica Ann Barger Greene having since died on September 17, 2015, as evidenced in Davidson County Probate Court Docket No. 15P-1742. Further, being the same property subject to the Order Approving Sales Agreement by the Seventh Circuit Couty for Davidson County, Tennessee at Nashville Probate Division.

This conveyance is subject to:

- County of Davidson taxes for the year 2016.
- Charter of Icon in the Gulch Master Condominium Association, Inc. recorded at Instrument No. 20080417-0038884 and Icon in the Gulch Tower Condominium Association, Inc. recorded at Instrument No. 20080417-0038886.
- 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 Master Condominium of record in Instrument No. 20080423-0041665 and Icon in the Gulch Tower Condominium in Instrument No. 20080423-0041667; 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 and Book 11625, Page 252 and Instrument No. 20020715-0084598.
- Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the Northwest corner of said property.
- Easements retained in Council Bills 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.
- 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.
- Assignment of Storage Unit recorded at Instrument No. 20121009-0092463.
- Assignment of Parking Spaces recorded at Instrument No. 20121009-0092464.
- Assignment of Parking and Storage Spaces 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 Ave South #1812, 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 7th DAY OF DECEMBER, 2015.

The Estate of Veronica Ann Barger Greene

BY: _____
David Tallent
Administrator for the Estate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Tallent, Administrator for The Estate of Veronica Ann Barger Greene, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th day of December, 2015.

_____
Notary Public

My Commission Expires:

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