WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/15/15 10:31 3 pgs
Fees:18.00 Taxes:1757.50

20151215-0125911

G-P-15-600-419-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 2.15.2016

(AFFIX SEAL)

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)
Carol Tiffany C So and Erwin Velasquez Kho	Franklin Synergy Bank	
(NAME)	(NAME)	**093-13-0C-035.00-CO**
600 12th Avenue South #419	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-6644	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 **JAMES M MCLEOD AND MEAGAN E. MCCALIP, HUSBAND AND WIFE AND JAMES R. MCLEOD AND NANCY M. MCLEOD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CAROL TIFFANY C SO AND ERWIN VELASQUEZ KHO, 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 condominium located in Davidson County, Tennessee, being Unit No. 419 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 James M. Mcleod, an unmarried man and James R. Mcleod and Nancy M. McLeod, husband and wife by Warranty deed from Icon in the Gulch, LLC, a Tennessee limited liability company of record in Instrument No. 20110502-0033456 Register's Office for Davidson County, Tennessee, dated April 29, 2011 and recorded on May 02, 2011. James M. McLeod having since married. Meagan E. McCalip joins in this conveyance to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 21, Page 117, Register' s Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the 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 buildings 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 ICON in the Gulch Mid-Rise Condominium of record in Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the 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 buildings 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 ICON in the Gulch Master Condominium of record in Instrument No. 20080423-0041665, Register's Office for Davidson County, Tennessee.

• Charter of the ICON in the Gulch Master Condominium Association, Inc. of record in Instrument No. 20080417-0038884, Register's Office for Davidson County, Tennessee.
• Charter of the ICON in the Gulch Mid-Rise Condominium Assn., Inc. of record in Instrument No. 20080417-0038885, Register's Office for Davidson County, Tennessee.
• Charter of the ICON in the Gulch Tower Condominium Association, Inc. of record in Instrument Number 20080417-0038886, in the Register's Office for DavidsonCounty, Tennessee.
• Stormwater Detention Agreement of record in Instrument No. 20060224-0021730, Register's Office for Davidson County, Tennessee.
• Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Instrument No. 20060224-0021800, Register's Office for Davidson County, Tennessee.
• Subject to The Arts Center Redevelopment Plan of record in Book 10965, Page 404, as amended in Book 11625, Page 252, and further amended in Instrument No. 20020715-0084598, Register's Office for Davidson County, Tennessee.
• Easements retained in Council Bills Nos. 658 and 43-77 with respect to alley closures, the location of which are shown on Survey of Littlejohn Engineering Associates dated October 28, 2005.
• Temporary Construction Easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency of record in Instrument No. 20040105-0001338, Register's Office for Davidson County, Tennessee.
• 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.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 12th Avenue South #419, Nashville, Tennessee 37203-6644**.

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 9th DAY OF DECEMBER, 2015.

James M McLeod by John Gleaves,
Attorney in Fact

Meagan E. McCalip by John Gleaves,
Attorney in Fact

James R. Mcleod by John Gleaves,
Attorney in Fact

Nancy M. McLeod 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 JAMES M MCLEOD AND MEAGAN E. MCCALIP AND JAMES R. MCLEOD AND NANCY M. MCLEOD, and who acknowledged he executed the same as the free act and deed of the said JAMES M MCLEOD AND MEAGAN E. MCCALIP AND JAMES R. MCLEOD AND NANCY M. MCLEOD.

Witness my hand and official seal, this the 9th of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

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

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

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis, a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/23/16
Notary' Seal (if on paper)

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY