BILL GARRETT, Davidson County
Trans:T20150107970 DEEDWARR
Recvd: 12/22/15 10:50 2 pgs
Fees:13.00 Taxes:1550.30
20151222-0128556

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL NO: 093130C309.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Mike Faith and Jack Faith
211 Austin Street
San Francisco, CA 94109

SEND TAX BILLS TO:
Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **KE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantor", has this day bargained and sold and does hereby transfer and convey unto **MIKE FAITH AND JACK FAITH, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, "Grantees", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Unit No. 1606 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 provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, ET SEQ. of record in 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 KE Holdings, LLC, by Quitclaim Deed from Douglas Kutzgar, a single man, dated October 26, 2015, appearing of record in Instrument No. 20151104-0112438, of the Register's Office of Davidson County, Tennessee. See also Quitclaim Deed conveying title to Douglas Kutzgar, a single man, from KE Holdings, LLC, dated September 17, 2015, appearing of record in Instrument No. 20150922-0096433, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Charter of ICON in the Gulch Tower Condominium Association, Inc. of record in Instrument No. 20080417-0038886 and Instrument No. 20080417-0038884; Storm Water Detention Agreement of record in Instrument No. 20060224-0021730; Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Instrument No. 20060224-0021800; Subject to The Arts Center Redevelopment Plan of record in Book 10965, page 404, as amended in Book 11625, page 252, and further amended by Instrument No. 20020715-0084598; 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 in Instrument No. 20040105-0001338; Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-200-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Master establishing ICON in the Gulch Master Condominium filed of record in Instrument No. 20080423-0041665 and Instrument No. 20080423-0041667; all of the Register's Office for Davidson County, Tennessee.

This is improved property known as 600 12th Avenue S, #1606, Nashville, TN 37203.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantees with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 17th day of December, 2015.

KE Holdings, LLC

By: Ewing Holdings, LLC

Anthony E. Ewing, Member Manager of Ewing Holdings, LLC

By: Doug Kutzgar, Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, a Notary Public, personally appeared **Anthony E. Ewing** which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member Manager of Ewing Holdings, LLC, which is a Member of KE Holdings, LLC**, the within named bargainor, and that he as such **Member Manager of Ewing Holdings, LLC**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Ewing Holdings, LLC which is a Member of KE Holdings, LLC** by himself as **Member Manager** .

WITNESS MY HAND AND OFFICIAL SEAL, this 17th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: _____

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

STATE OF TN)

COUNTY OF Davidson)

My Commission Expires: 05-23-2016

Before me, a Notary Public, personally appeared **Doug Kutzgar** which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be one of the **Members of KE Holdings, LLC**, the within named bargainor, and that he as such **Member** and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **KE Holdings, LLC** by himself as **Member**.

WITNESS MY HAND AND OFFICAL SEAL, this 17th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: _____

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My Commission Expires: 05-23-2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$419,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 17th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY