WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2646449

Return to:

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXPIRES JUNE 18, 2019

STATE OF TENNESSEE)
COUNTY OF SUMNER)

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

Rebecca Capps
Affiant

Subscribed and sworn to me, this the 30th day of March, 2016.

Jennifer A. Hoffman
Notary Public

My commission expires: 6/18/19

Property Address:	**Property owner and mail tax bills to**:	**Parcel ID**:
600 12th Ave. S Unit 720 NASHVILLE, TN 37203	Robert W. Groeger and Victoria L. Groeger c/o Mortgage Investors Group 8320 East Walker Springs Lane Ste 200 Knoxville, TN 37923	MAP 093 130 C PARCEL 150.00CO

THIS INDENTURE is made effective the 30th day of March, 2016, by **Robert F. Joy, unmarried**, First Party, for the purpose of conveying the premises described herein to Robert W. Groeger and Victoria L. Groeger, husband and wife, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit 720 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 Robert F. Joy, an unmarried man, by Warranty Deed from ICON in the Gulch, LLC, a Tennessee limited liability company, dated June 27, 2011, of record in Instrument No. 20110629-0049766, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, but not limited to, conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deeds establishing a Horizontal Property Regime of ICON in the Gulch Mid-Rise Condominiums of record as Instrument No. 20080423-0041665 and as Instrument No. 20080423-0041666, and including, but not limited to the By-Laws shown as Exhibit "B", the Plans shown as Exhibit "D", and the Rules and Regulations shown as Exhibit "G" to said Master Deeds; Charter of ICON in the Gulch Master Condominium Association, Inc. of record in Instrument No. 20080417-0038884; Charter of ICON in the Gulch Mid-Rise Condominium Association, Inc. of record in Instrument No. 20080417-0038885; Storm Water Detention Agreement of record in Instrument No. 20060224-0021730; Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Pumps of record in Instrument No. 20060221-0021800; 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; and subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364, made applicable by Ordinance No. BL-2000-476, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

[CONTINUED ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans: T20160027408 DEEDWARR
Recvd: 04/05/16 09:59 2 pgs
Fees: 13.00 Taxes: 1665.00
20160405-0032315

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2016, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Robert F. Joy

STATE OF Georgia)
COUNTY OF Cobb)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Robert F. Joy,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Cobb County, this the 14 day of January, 2016.

NOTARY PUBLIC

My Commission Expires:
04/03/18

PAUL LAZO
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires April 3, 2018

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.