Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $378,000.00

Meredith Maly
Affiant

Subscribed and sworn to before me, this 4th day of April 2016.

Notary Public
My commission expires: 8-23-16

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

BILL GARRETT, Davidson County
Trans: T20160028097 DEEDWARR
Recvd: 04/06/16 15:17 3 pgs
Fees: 18.00 Taxes: 1398.60
20160406-0033163

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew Ramer 600 12th Ave S. 833 Nashville TN 37203	PINNACLE BANK 150 3RD AVE. SOUTH #900 NASHVILLE, TN 37201	093130C201.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Cary L. McNamara an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Andrew Ramer hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 833 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 in Instrument No. 20080423-0041666 Register's Office for Davidson County, Tennessee. The ICON in Gulch Mid-Rise Condominium constitutes the Mid-Rise Unit in the Gulch Condominium in the Gulch Master Condominium as established by the Master Deed establishing ICON in the Gulch Master Condominium of record in 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 Cary L. McNamara, by deed from ICON in the Gulch, LLC of record in Instrument No. 20100326-0022797 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in 20080423-0041665.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Icon in the Gulch Master Condominium 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20080423-0041666 .Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Icon in the Gulch Mid-Rise Condominium 4) Charter of ICON in the Gulch Mid-Rise Condominium Association of record in Instrument No. 20080417-0038885 5) Charter of ICON in the Gulch Mid-Rise Master Condominium Association of record in Instrument No. 20080417-0038884 6) Arts Redevelopment plan of record in Book 10965 Page 404 and amended in Book 11625 Page 252 and Instrument No. 20020715-0084598 7) Sanitary Sewer Agreement of record in Instrument No. 20060224-0021800 8) Stormwater Agreement of record in Instrument NO. 20060224-0021730

This property is improved property known as 600 12th Ave S. 833, 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 4th day of April, 2016.

Cary L. McNamara

By: Cary L. McNamara by Nathan Matwijec Attorney in Fact

Nathan Matwijec
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of April 2016 before me personally appeared Nathan Matwijec to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Cary L. McNamara acknowledged that such person executed the same as the free act and deed of Cary L. McNamara.

Notary Public

My Commission expires 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09377