STATE OF TENNESSEE }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900.00

Rebecca Shelton
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd DAY OF April, 2016.

NOTARY PUBLIC

My Commission expires: June 19, 2018

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 16040012

Address of New Owner
Alexander Bennatan
600 12th Avenue South,
Unit 424
Nashville, TN 37203

Send Tax Bills To:
Same

Tax Information:
098 13 C 040.00

Emily Kaye Bau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kellye Dawson Gibbs, f/k/a Kellye T. Dawson,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Alexander Bennatan,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, being Unit No. 424 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, Register's Office for Davidson County, Tennessee. 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, together with the exclusive right to use parking space 398. 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 Kellye T. Dawson, an unmarried woman, by Warranty Deed from Steven K. Weaver and Beverly K. Weaver, Trustees of the Steven K. Weaver Revocable Trust Agreement, dated December 20, 1999, and Steven K. Weaver and Beverly K. Weaver, Trustees of the Beverly K. Weaver Revocable Trust Agreement, dated December 20, 1999, dated 04/18/14 and recorded on 04/23/14 in Instrument No. 20140423-0034135, Register's Office for Davidson County, Tennessee.

*Kellye Dawson Gibbs and Kellye T. Dawson are one in the same person.

This is improved property generally located:
600 12th Avenue South, Unit 424, Nashville, TN 37203

SUBJECT TO THE FOLLOWING:

1. 2016 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Stormwater Detention Agreement of record as Instrument No. 20060224-0021730, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160034517 DEEDWARR
Recvd: 04/27/16 08:48 2 pgs
Fees:13.00 Taxes:1387.13
20160427-0040819

3. Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Pumps of record as Instrument No. 20060224-0021800, said Register's Office.
4. Subject to the Arts Center Redevelopment Plan of record in Book 10965, page 404, as amended in Book 11625, page 252, and as Instrument No. 20020715-0084598, as Instrument No. 20130903-0092714, as Instrument No. 20130903-0092715 and Instrument No. 20140410-0030060, said Register's Office.
5. Master Deed of record as Instrument Nos. 20080423-0041665 and 20080423-0041666, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

Peyton Gibbs joins in the execution of this deed to evidence his consent to the actions and conveyance by the Grantee herein. Further, he does hereby convey unto the Grantee, all right, title and interest that he may have in the above-described property, however, does not join in the warranties made herein by the Grantor.

IN WITNESS WHEREOF, **Kellye Dawson Gibbs and Peyton Gibbs** has/have caused this instrument to be executed, this the 22 day of April, 2016.

Kelly Gibbs

Kellye Dawson Gibbs

Peyton Gibbs

Peyton Gibbs

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Kellye Dawson Gibbs and Peyton Gibbs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 22 day of April, 2016

My commission Expires: 8/25/18

LEWIS BRENNER NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

NOTARY PUBLIC