THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16037084**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $429,900.00. Affiant Subscribed and sworn to before me, this 10th day of May, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160040841 DEEDWARR
Recvd: 05/16/16 14:47 2 pgs
Fees:13.00 Taxes:1590.63
20160516-0048755

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Brandon Hass 600 12TH AVE S #2104 Nashville TN 37203-6671	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093130C39000CO

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 of which is hereby acknowledged, **Scott M. Underwood, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon Hass, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 2104 of ICON in the Gulch Tower Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Gulch Tower Condominium of record as Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Tower Condominium constitutes the Tower 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 Tower Condominium. Reference is hereby made to the plat of ICON in the Gulch Tower Condominium of record as Exhibit D of such Master Deed Establishing ICON in the Gulch Tower Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to Scott M. Underwood by Warranty Deed from ICON In the Gulch, LLC, a Tennessee limited liability company, recorded on the 1st day of June, 2012 in Instrument No. 20120601-0047836, in the Register's Office of Davidson County, Tennessee.

Cheryl Underwood joins in the signing of this instrument to convey any marital interest she may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Charter of Icon in the Gulch Mid-Rise Condominium Association, Inc. recorded at Instrument No. 20080417-0038885 and Icon in the Gulch Tower Condominium Association, Inc. recorded at Instrument No. 20080417-0038886 and Icon in the Gulch Master Condominium Association, Inc. recorded at Instrument No. 20080417-0038884.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ICON IN THE GULCH TOWER Condominium of record in Instrument Nos. 20080423-0041665 and 20080423-0041667.

Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument No. 20060224-0021800.

Stormwater Detention Agreement recorded at Instrument No. 20060224-0021730.

Assignment of Parking Spaces recorded at Instrument No. 20121009-0092464.

The Arts Redevelopment Plan recorded in Book 10965, Page 404 and Book 11625, Page 252 and Instrument No. 20020715-0084598.

Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the northwest corner of said property.

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 as Instrument No. 20040105-0001338 in said Register's Office, the location of which is shown on Survey by Littlejohn Engineering Associates dated October 28, 2005.

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.

This is improved property located at 600 12TH AVE S #2104 Nashville, TN 37203-6671.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of May, 2016.

Scott M. Underwood

Cheryl Underwood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott M. Underwood and Cheryl Underwood, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2016.

Nathan L. Powers
Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY