RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01259-80807

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: May 22 2019
(AFFIX SEAL)

MICHELLE LEE PEPPER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

G-TN-16-600-512

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caitlyn Marsh and David Marsh	New Owner	
(NAME)	(NAME)	**093-13-0C-062.00-CO**
600 12th Ave S #512		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-6626		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW MYLES, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAITLYN MARSH, A SINGLE WOMAN DAVID MARSH, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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

Land in Davidson County, Tennessee, being Unit No. 512 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 the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No.20080423-0041665 in the Register's Office for Davidson County, Tennessee; and further by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666 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 Matthew Myles, a single man by Warranty deed from Chris Fowler of record in Instrument No. 20130723-0076169 Register's Office for Davidson County, Tennessee, dated July 19, 2013 and recorded on July 23, 2013.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 21, page 117, Register' s Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Icon in the Gulch Mid-Rise Condominium of record in Instrument Number 200804230041666, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached Exhibit "D" to the Master Deed establishing Icon in the Gulch Master Condominium in Instrument 200804230041665 and 200804230041667 and to the Master Deed establishing Icon in the Gulch Mid-Rise Condominium in Instrument 200804230041666, Register's Office for Davidson County, Tennessee.
- Charter of the Icon in the Gulch Master Condominium Association, Inc. in Instrument 200804170038884, Register's Office for Davidson County, Tennessee.
- Charter of the Icon in the Gulch Mid-Rise Condominium Assn. , Inc. in Instrument 200804170038885, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 200602240021730, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage, water mains and pumps in Instrument 200602240021800, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160042114 DEEDWARR
Recvd: 05/19/16 10:45 2 pgs
Fees:13.00 Taxes:1119.25
20160519-0050198

• Subject to The Arts Center Redevelopment Plan in Book 10965, page 404 as amended in Book 11625, page 252, and further amended in Instrument 200207150084598, Register's Office for Davidson County, Tennessee.
• Easements retained in Council Bills Nos. 658 and 43-77 with respect to alley closures, the location of which are shown on Survey of Littlejohn Engineering Associates dated October 28, 2005.
• Temporary Construction Easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency in Instrument 200401050001338, Register's Office for Davidson County, Tennessee.
• 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.
• Assignment of record in Instrument No. 20121009-0092463 and Instrument No. 20121009-0092464, Register's Office for Davidson County, Tennessee.
• Subject to terms and conditions of Restrictions of record as Instrument Number 20080725-0076339 in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 12th Ave S #512, Nashville, Tennessee 37203-6626**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this the 11th DAY OF MAY, 2016.

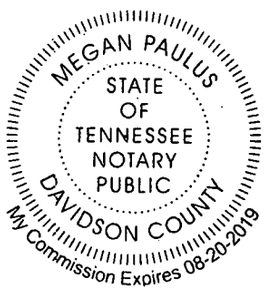
Matthew Myles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW MYLES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of May, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
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Nashville, TN 37212