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Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $362,500.00

Affiant

Subscribed and sworn to before me, this 8 day of July 2016.

Notary Public
My commission expires: 7.30.19

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160058669 DEEDWARR
Recvd: 07/11/16 09:43 2 pgs
Fees:13.00 Taxes:1341.25
20160711-0070556

KIM SEWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Suresh Thota 37 Emerald Lake Dr. Jackson, TN 38305	Synovus Mortgage Corp 2204 Lakeshore Dr, Suite 325 Birmingham, AL 35209	093 13 0C 157.00

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 Parth R. Parikh, married hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Suresh Thota and Kavita Rao, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 728 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 Parth R. Parikh by deed from ICON in the Gulch, LLC of record Instrument No. 20120222-0015445 Register's Office for Davidson County, Tennessee dated 02/21/2012.

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 I 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 Avenue S. #728, 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 8 day of July, 2016.

Parth R. Parikh by Grant Hammond, his attorney in Fact
Parth R. Parikh, by Grant Hammond
His Attorney-in-fact

Julianna C. Parikh by Grant Hammond, her attorney in Fact
Julianna C. Parikh, by Grant Hammond, Her Attorney-in-fact
Who joins in this conveyance for the sole purpose of waiving any Marital interest that she may have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of July, 2016, before me personally appeared Grant Hammond 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 Parth R. Parikh and Julianna C. Parikh acknowledged that such person executed the same as the free act and deed of Parth R. Parikh and Julianna C. Parikh.

Sheri Engel
Notary Public

My Commission expires January 5, 2020

SHERI ENGEL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

FILE NO: 09538