Return to: Regis Title

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Arthur Yevchak
600 12th Avenue South, Unit 439
Nashville, TN 37203
SEND TAX BILLS TO:
1001 Semmes Ave. RVW 5024
Richmond, VA 23224

BILL GARRETT, Davidson County
Trans:T20160063188 DEEDWARR
Recvd: 07/22/16 11:03 2 pgs
Fees:13.00 Taxes:2183.00
20160722-0075647

WARRANTY DEED

(Map 93-13-OC, Parcel 439.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **SPENCER HAYS, a a married man,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **ARTHUR YEVCHAK, an unmarried man,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Unit No. 439 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 of 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 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 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 Spencer Hays, a married man, by Warranty Deed from Leigh Ann Bradley and John A. Bradley, husband and wife, dated May 5, 2014, of record in Instrument No. 20140506-0038658, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Master Deed 20080423-0041666 and Master Deed 20080423-0041665; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 600 12th Avenue South, Unit 439, Nashville, TN 37203.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor 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 as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 20th day of July, 2016.

Spencer Hays by Suzanne Moore

Spencer Hays
by Suzanne Moore, his Attorney in Fact
His attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suzanne Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of Spencer Hays, and acknowledged that she executed the same as the free act and deed of the said Spencer Hays for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. 20160722-0075646, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 20th day of July, 2016.

Notary Public

My Commission Expires: JUNE 17, 2018

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $590,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Suzanne R. Moore

Affiant

Subscribed and sworn to before me this 20th day of July, 2016.

Notary Public

My commission expires: JUNE 17, 2018

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20160453