Warranty Deed

BILL GARRETT, Davidson County Trans:T20160065125 DEEDWARR Recvd: 07/28/16 15:56 2 pgs Fees:13.00 Taxes:2197.43 20160728-0078071	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $599,900.00. Affiant Subscribed and sworn to before me, this the 26th day of July, 2016. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Russ Grimm		
600 12th Avenue South, #725	New Owner	093-13-0C-154.00-CO
Nashville, TN 37203-6621		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VICTOR WLODINGUER, TRUSTEE, OF THE GRUNTLES LIVING TRUST DATED NOVEMBER 18, 2009,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUSS GRIMM,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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:

Unit No. 725 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 Davison County, Tennessee. 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, 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 Victor Wlodinguer, Trustee of The Gruntles Living Trust dated November 18, 2009 by Warranty deed from Dennis M. Fox and wife, Patricia M. Fox of record in Instrument No. 20130508-0046383 Register's Office for Davidson County, Tennessee, dated April 30, 2013 and recorded on May 08, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 600 12th Avenue South, #725, Nashville, TN 37203-6621.

VW

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of July, 2016.

The Gruntles Living Trust, dated November 18, 2009

Victor Wlodinguer, Trustee

STATE OF NEW YORK
COUNTY OF NEW YORK

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Victor Wlodinguer, Trustee of The Gruntles Living Trust, dated November 18, 2009, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of July, 2016.

Notary Public

My Commission Expires:

DONNA MUSSIG
Notary Public, State of New York
No. 01MU6231220
Qualified in Kings County
Commission Expires Nov. 22, 2018

VW