ELIZABETH COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $379,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of July, 2016.

Notary Public

My commission expires: 10/23/19

BILL GARRETT, Davidson County
Trans: T20160066329 DEEDWARR
Recvd: 08/02/16 11:02 2 pgs
Fees: 13.00 Taxes: 1402.30
20160802-0079606

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Christopher Elliot Graham | ~~New Owner~~ Renasant Bank | 093-13-0C-399.00-CO |
| 600 12th Avenue South | 2001 Park Place N, Ste. 1650 | |
| Nashville, TN 37203-6639 | Birmingham, AL 35203 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

**Robert A. Heron, a single person and Julie Ann Downs, a single person**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Christopher Elliot Graham, an unmarried man**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2114 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 Tower Condominium of record as Instrument No. 20080423-0041667 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 Robert A. Heron, a single person, and Julie Ann Downs, a single person, by Warranty Deed dated October 24, 2008, from Icon in the Gulch, LLC, a Tennessee limited liability company, of record as Instrument No. 20081027-0107163 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 600 12th Avenue South, Nashville, TN 37203-6639.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of July, 2016.

Robert A. Heron by Julie Ann Downs
Attorney in fact

Julie Ann Downs

**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, Julie Ann Downs, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of July, 2016.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public personally appeared Julie Ann Downs who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Attorney-in-Fact for Robert A. Heron and being authorized to do so, did execute this instrument on his behalf by virtue of power of attorney.

Witness my hand and official seal this 29th day of June, 2016.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY