Warranty Deed

BILL GARRETT, Davidson County Trans:T20160106462 DEEDWARR Recvd: 12/05/16 08:32 2 pgs Fees:13.00 Taxes:1813.00 20161205-0127061	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $490,000.00. Affiant Subscribed and sworn to before me, this the 1st day of December, 2016. Notary Public My commission expires:

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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:
Danielle Armbrecht	new owner	
600 12th Avenue South #817		093-13-0C-185.00-CO
Nashville, TN 37203		

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, **GLEAN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIELLE ARMBRECHT AND DAVID ARMBRECHT, WIFE AND HUSBAND**, 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 condominium located in Davidson County, Tennessee, being Unit No. 817 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 for 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 in the Gulch Master Condominium of record as Instrument No. 20080423-0041665, said Register's Office. Alfredso 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 said Unit.

Being the same property conveyed to Alfred Bunetta and wife, Dawn Bunetta by Warranty deed from ICON In the Gulch, LLC, a Tennessee limited liability company of record in Instrument No. 20110222-0014565 Register's Office for Davidson County, Tennessee, dated February 17, 2011 and recorded on February 22, 2011.

Being a portion of the same property conveyed to Glean Properties, LLC by Quitclaim deed from Dawn Bunetta and Alfred Bunetta, married of record in Instrument No. 20150406-0029362, Register's Office for Davidson County, Tennessee, dated February 03, 2015 and recorded on April 06, 2015, and Affidavit of Scrivener's Error recorded on April 29, 2015, recorded in Instrument No. 20150429-0038378, Register's Office for Davidson County, Tennessee.

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 #817, Nashville, TN 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), 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 1st day of December, 2016.

Glean Properties, LLC, a Tennessee Limited Liability Company

Lauren Camardo

Lauren Camardo, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lauren Camardo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Representative of Glean Properties, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 1st day of December, 2016.

Notary Public

My Commission Expires:

