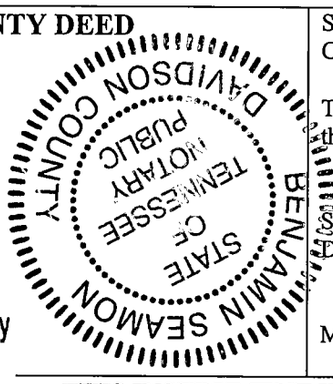
WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$447,000.00.**

Affiant

Subscribed and sworn to before me, this the day of December, 2016.

Notary Public

My commission expires: 9-10-2018

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160106575 DEEDWARR
Recvd: 12/05/16 10:08 2 pgs
Fees:13.00 Taxes:1653.90
20161205-0127189

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Pamela L. Hamrick	**Simmons Bank**	**Map 093-13-0-C Parcel 022.00co**
600 12th Avenue South #404	**500 Corporate Centre Dr., Ste 200**	
Nashville, TN 37203	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carrie Rae Steinbeck, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pamela L. Hamrick, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 404 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. 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 Carrie Rae Steinbeck, unmarried, by Deed dated August 25, 2011 from ICON In The Gulch, LLC, a Tennessee limited liability company, of record in Instrument No. 20110826-0066240, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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 buildings thereof; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deeds establishing a Horizontal Property Regime of ICON in the Gulch Condominiums of record as Instrument Nos. 20080423-0041665 and Instrument No. 20080423-0041666, and including, but not limited to the By-Laws shown as Exhibits "B"; the Plans shown as Exhibits "D", and the Rules and Regulations shown as Exhibits "G" to said Master Deeds, in the Register's Office for Davidson County, Tennessee. (2) Charter of ICON in the Gulch Master Condominium Association, Inc. of record in Instrument No. 20080417-0038884, Register's Office for Davidson County, Tennessee. (3) Charter of ICON in the Gulch Mid-Rise Condominium Association, Inc. of record in Instrument No. 20080417-0038885, Register's Office for Davidson County, Tennessee. (4) Stormwater Detention Agreement of record as Instrument No. 20060224-0021730, said Register's Office. (5) Easement for sanitary sewers and/or storm drainage, water mains and pumps of record as Instrument No. 20060224-0021800, said Register's Office. (6) Subject to The Arts Center Redevelopment Plan of record in Book 10965, Page 404, as amended in Book 11625, Page 252, and further amended by Instrument No. 20020715-0084598, said Register's Office. (7) Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the northwest corner of said property. (8) Easements retained in Council Bills Nos. 658, and 43-77 with respect to alley closures, the locations of which are shown on Survey by Littlejohn Engineering Associates dated October 28, 2005. (9) Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee. (10) Subject to the rights of others in and to the common elements. (11) Subject to the lien for special assessments contained in the Master Deeds and By-Laws as specified above. (12) Taxes for the current year which have been collected from the Grantor herein and prorated, and subsequent years not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **600 12th Avenue South #404, 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 GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this 1st day of **December, 2016.**

Carrie Rae Steinbeck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Carrie Rae Steinbeck,** the within named seller, 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.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of **December, 2016.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017