WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160111825 DEEDWARR
Recvd: 12/20/16 10:05 2 pgs
Fees:13.00 Taxes:1554.00

20161220-0133476

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Y-RR-16-600-1706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Danny Martin, LLC	**Danny Martin, LLC**	
(NAME) **600 12th Avenue South #1706**	(NAME) **2705 Burgess Falls Road**	**093-13-0C-326.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Cookeville, TN 38506**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATIAS BORGES AND WIFE, PAOLA MARIA MAROTTA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANNY MARTIN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1706 of Icon in the Gulch Tower Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Gulch Tower Condominium of record as Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Tower Condominium constitutes the Tower 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 Tower Condominium. Reference is hereby made to the plat of ICON in the Gulch Tower Condominium of record as Exhibit D of such Master Deed Establishing ICON in the Gulch Tower Condominium for a more complete identification and description of such Unit.

Being the same property conveyed to Matias Borges and wife, Paola Maria Marotta by Warranty deed from John M. McLaren, Trustee of the Keenan c. McLaren Trust of 2004 of record in Instrument No. 20130904-0092903 Register's Office for Davidson County, Tennessee, dated August 28, 2013 and recorded on September 04, 2013.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Book 21, Page 117, Register' s Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached Exhibit "D" to the Master Deed establishing ICON in the Gulch Master Condominium in Instrument Nos. 20080423-0041665 and 20080423-0041667, and to the Master Deed establishing ICON in the Gulch Mid-Rise Condominium in Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of ICON in the Gulch Mid-Rise Condominium of record in Instrument No. 20080423-0041666 and Assignment of Storage Unit recorded in Instrument No. 20121009-0092463 and Instrument No. 20121009-0092464, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of ICON in the Gulch Master Condominium of record in Instrument No. 20080423-0041665, Register's Office for Davidson County, Tennessee.
- Charter of the ICON in the Gulch Master Condominium Association, Inc. of record in Instrument No. 20080417-0038884, Register's Office for Davidson County, Tennessee.
- Charter of the ICON in the Gulch Mid-Rise Condominium Assn., Inc. of record in Instrument No. 20080417-0038885, Register's Office for Davidson County, Tennessee.
- Charter of the ICON in the Gulch Tower Condominium Association, Inc. of record in Instrument Number 20080417-0038886, in the Register's Office for DavidsonCounty, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20060224-0021730, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Instrument No.

20060224-0021800, Register's Office for Davidson County, Tennessee.
• Subject to The Arts Center Redevelopment Plan of record in Book 10965, Page 404, as amended in Book 11625, Page 252, and further amended in Instrument No. 20020715-0084598, Register's Office for Davidson County, Tennessee.
• Easements retained in Council Bills Nos. 658 and 43-77 with respect to alley closures, the location of which are shown on Survey of Littlejohn Engineering Associates dated October 28, 2005.
• Temporary Construction Easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency of record in Instrument No. 20040105-0001338, Register's Office for Davidson County, Tennessee.
• 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.
• Urban Zoning Overlay of record as Metro Ordinance No. BL2000-0365, as made applicable in Ordinance No. BL2000-475 filed in the Metropolitan Clerk's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20130904-0092903 in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 12th Avenue South #1706, Nashville, Tennessee 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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 5th DAY OF DECEMBER, 2016.

Matias Borges by John Gleaves, attorney-in-fact

Paola Maria Marotta by John Gleaves, 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, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MATIAS BORGES AND PAOLA MARIA MAROTTA, and who acknowledged he/she/they executed the same as the free act and deed of the said MATIAS BORGES AND PAOLA MARIA MAROTTA.

Witness my hand and official seal, this the 5th of December, 2016.

Notary Public

My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212