SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170005499 DEEDWARRSP
Recvd: 01/19/17 15:04 3 pgs
Fees: 18.00 Taxes: 1369.00

20170119-0006183

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2017.

Melanie D. DuRard
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

THIS INSTRUMENT WAS PREPARED BY

Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linda Light Family Trust	Linda Light	093-13-0-C-053.00
(NAME)	(NAME)	
22 Anchorage St.	22 Anchorage St.	
(ADDRESS)	(ADDRESS)	
Marina Del Ray, CA 90292	Marina Del Ray, CA 90292	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Spencer Stolpen and SunTrust Bank, Inc., as Co-Trustees of the Shinn Trust No. 2, Subtrust 2A, dated April 5, 2004, for the benefit of Christopher George Shinn,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda Light, Trustee of the Linda Light Family Trust, U/A/D June 5, 1992,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit No. 503 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 Chris Shinn by Warranty Deed from ICON In the Gulch, LLC, a Tennessee limited liability company, dated May 31, 2011, of record in Instrument No. 20110602-0042290, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Shinn Trust No. 2, Subtrust 2A, dated April 5, 2004, for the benefit of Christopher George Shinn, Harold Bouillion, Trustee, by Quitclaim Deed from Chris Shinn, dated March 21, 2013, of record in Instrument No. 20130417-0038035, Register's Office for Davidson County, Tennessee.

This is improved property, known as 600 12th Avenue South, Unit 503, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Master Deed establishing a Horizontal Property Regime of ICON in the Gulch Mid-Rise Condominium, of record in 20080423-0041665, Instrument No. 20080423-0041666 and Instrument No. 20080423-0041667; Articles of Incorporation/ Charter of record in Instrument No. 20080417-0038884, Instrument No. 20080417-0038885 and Instrument No. 20080417-0038886; Easement for sanitary sewer and/ or storm drainage, water mains and pumps of record in Instrument No. 20060224-0021800; Stormwater Detention Agreement of record in Instrument No. 20060224-0021730; The Arts Center Redevelopment Plan of record in Book 10965, page 404; Book 11625, page 252 and Instrument No. 20020715-0084598; All matters shown in Instrument No. 20130417-0038035; Temporary construction easement of record in Instrument No. 20040105-0001338; Assignment of parking spaces of record in Instrument No. 20121009-0092464; Assignment of storage units of record in Instrument No. 20121009-0092463; all of record in the Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Witness my/our hands this ~~13th~~ 12th day of January, 2017.

Spencer Stolpen, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Williamson.

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Spencer Stolpen, Co-Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 12th day of January, 2017.

Notary Public

My Commission Expires: 6/25/17

ANNETTE M. WESOLOWSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 25, 2017

SunTrust Bank, Inc., Co-Trustee

Dennis Nicolet, Vice President

By: Dennis Nicolet, Vice President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Dennis Nicolet, Vice President of SunTrust Bank, Inc., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Vice President of SunTrust Bank, Inc., the within named bargainor, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the SunTrust Bank, Inc., the within named bargainor by the said Dennis Nicolet, Vice President of SunTrust Bank, Inc. as Co-Trustee.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of January, 2017.

Marcia P. Bouchillon
Notary Public

My Commission Expires: 09/10/2018

MARCIA P. BOUCHILLON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY