THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 369,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF FEBRUARY, 2017. Notary Public MY COMMISSION EXPIRES: 2-6-20 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20170017621 DEEDWARR
Recvd: 03/01/17 10:42 2 pgs
Fees: 13.00 Taxes: 1365.30
20170301-0020115

JAMES H. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Edward Tatum and Angela King Tatum	NEW OWNER	
5097 Native Pony Trail		093130C07100CO
College Grove, TN 37046		
(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, I, **Brendan J. Boles, married,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry Edward Tatum and Angela King Tatum, husband and wife,**

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:

Land in Davidson County, Tennessee, being Unit No. 521, Together with parking space #545, 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 Mid-Rise Condominium of record as Instrument N0. 20080423-0041666 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 Brendan J. Boles, a single person by Warranty deed from Icon In the Gulch, LLC, a Tennessee limited liability company of record in Instrument No. 20080618-0062919 Register's Office for Davidson County, Tennessee, dated June 16, 2008 and recorded on June 18, 2008.

The above described property has never been the marital residence of Grantor and Grantor's spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **600 12th Avenue South #521, 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, their heirs and assigns forever; and we do covenant with 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 hand this the 27th day of February, 2017.

Brendan J. Boles

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 **Brendan J. Boles** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of February, 2017.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN