Davidson County DEEDWARR
Recvd: 03/10/17 10:52 3 pgs
Fees:18.00 Taxes:1572.50
20170310-0023830

Warranty Deed

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $425,000.00. Affiant Subscribed and sworn to before me, this the 24th day of February, 2017. Notary Public My commission expires: 4-24-18

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:
Gary Cuoco & Layne Cuoco	New Owner	
600 12th Ave. S. #1608		093-13-0C-311.00-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, **MICHAEL JOEL SILVER AND ABBE REBECCA SILVER, CO-TRUSTEES OF THE MICHAEL J SILVER REVOCABLE TRUST DATED JUNE 17, 2016, NINETY ONE PERCENT (91%) AND RACHEL TESS SILVER, UNMARRIED, NINE PERCENT (9%), TENANCY IN COMMON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY CUOCO AND LAYNE CUOCO, HUSBAND AND WIFE**, 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. 1608 of Icon in the Gulch Master Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Icon in the Gulch Master Condominium of record in Instrument Number 20080423-0041665, and further by the Master Deed Establishing ICON in the Gulch Tower Condominium of record as Instrument Number 20080423-0041667, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Michael Joel Silver, a married person by Warranty deed from Keely R. Moore, unmarried of record in Instrument No. 20140911-0083476 Register's Office for Davidson County, Tennessee, dated September 09, 2014 and recorded on September 11, 2014.

Being the same property conveyed to Michael Joel Silver, and Abbe Rebecca Silver, Co-Trustees of the Michael J. Silver Revocable Trust dated June 17, 2016, ninety one percent (91%), and to Rachel Tess Silver, nine percent (9%) tenancy in common interest by Quit Claim deed from Michael Joel Silver of record in

Instrument No. 20160809-0082848 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 09, 2016.

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 also known as 600 12th Ave. S. #1608, 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 24th day of February, 2017.

Michael J Silver Revocable Trust Dated June 17, 2016

Michael Joel Silver, Co-Trustee by Rachel Tess Silver as Attorney in Fact

Michael Joel Silver, Co-Trustee by
Rachel Tess Silver as Attorney in Fact

Abbe Rebecca Silver, Co-Trustee by Rachel Tess Silver as Attorney in Fact

Abbe Rebecca Silver, Co-Trustee by
Rachel Tess Silver as Attorney in Fact

Rachel Tess Silver

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 Rachel Tess Silver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of February, 2017.

Notary Public

My Commission Expires: 7-2-18

BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires July 2, 2018

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 Rachel Tess Silver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the agent and attorney in fact for Michael Joel Silver and Abbe Rebecca Silver, Co-Trustees of the Michael J Silver Revocable Trust dated June 17, 2016, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 24th day of February, 2017.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY