Davidson County DEEDWARR
Recvd: 03/14/17 12:23 3 pgs
Fees:18.00 Taxes:1809.30
20170314-0024958

THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $489,000.00 Affiant Subscribed and sworn to before me, this 10 day of March, 2017. Notary Public My Commission Expires: 9/7/2020

KENDALL CONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09/07/2020

WARRANTY DEED

Address New Owner: Jason Morris and Lori Morris 600 12th Ave. South, Unit 308 Nashville, Tennessee 37203	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 093-13-0C-014.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARISSA L. GRAVELLE, Unmarried, ("Grantor")**, has this day bargained and sold, and does hereby transfer and convey to **JASON MORRIS AND LORI MORRIS, Husband and Wife ("Grantees")**, their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 308 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, Registers 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.

Being the same property conveyed to MARISSA L. GRAVELLE, AN UNMARRIED WOMAN, by deed from ICON IN THE GULCH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20110819-0064401, dated August 18, 2011, said Register's Office.

This is improved property commonly known as: **600 12th Ave. South, Unit 308, Nashville, Tennessee 37203.**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and bind herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10 day of March, 2017.

MARISSA L. GRAVELLE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARISSA L. GRAVELLE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 10 day of March, 2017.

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

Notary Public
My Commission Expires: 9/7/2020

True Copy Certification

I, MARTHA BROWN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Gregory D Vadner, a notary public for this county and state, Martha Brown, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-24-19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY