BILL GARRETT, Davidson County
Trans:T20170039900 DEEDWARR
Recvd: 05/10/17 11:38 3 pgs
Fees:18.00 Taxes:1868.50
20170510-0046443

THIS INSTRUMENT PREPARED BY: HEATHER A. DERRICK **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF WILSON) The actual consideration or value, whichever is greater, for this transfer is $505,000.00. Affiant Subscribed and sworn to before me, this 5th day of May, 2017. Notary Public My Commission Expires: 1-16-2020

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Address New Owner As Follows: Sterling T. Harrison & Kristi K. Harrison 600 12th Avenue South, #535 Nashville, TN 37203	Send Tax Bills To: Farmington Mortgage 2002 Richard Jones Rd. Suite 300A Nashville, TN 37215	Map-Parcel Number: 093-13-0C-084.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LUKE WOOTEN, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **STERLING T. HARRISON AND WIFE, KRISTI K. HARRISON**, hereinafter called the

Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Unit No. 535 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 Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Exhibit D to the Master Deed Establishing 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 Luke Wooten, by deed from Lisa M. Pote, an unmarried woman, of record in Instrument No. 20140604-0048294, dated May 30, 2014, Register's Office for Davidson County, Tennessee.

Being also known as 600 12th Avenue S., #535, Nashville, TN 37203.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Sanitary Sewer Storm Drainage Easement of record as Instrument No. 20060224-0021800, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement of record as Instrument No. 20060224-0021730, Register's Office for Davidson County, Tennessee.

4. Subject to Redevelopment Plan of record in Book 10965, page 404, Book 11625, page 252 and as Instrument No. 20020715-0084598, Instrument No. 20130903-0092714, Instrument No. 20130903-0092715 and Instrument No. 20140410-0030060, Register's Office for Davidson County, Tennessee.

5. Urban Zoning Overlay of record in Metro Ordinance #BL 2000-364 and BL 2000-476, Register's Office for Davidson County, Tennessee.

6. Easement for alley closures of record in Council Bills 658 and 43-77, Register's Office for Davidson County, Tennessee.

7. Master Deed of record as Instrument Nos. 20080423-0041665 and 20080423-0041666, Register's Office for Davidson County, Tennessee.

8. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **600 12th Avenue South, #535, 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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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.

WITNESS my hand this 5th day of May, 2017.

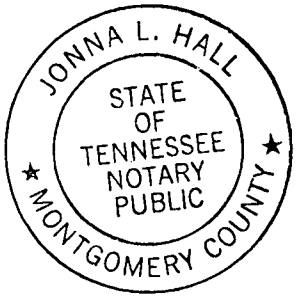
Luke Wooten

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Luke Wooten, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of May, 2017.

(Seal)



Notary Public

My Commission Expires: 10-14-19