WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/17 08:44 2 pgs
Fees:13.00 Taxes:2164.50
20170613-0058953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

THOMAS VORHOLT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF JUNE, 2017,

Notary Public

MY COMMISSION EXPIRES: 8.4.20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sheryl Louis	New Owner	093 13 0C 090.00
(NAME)	(NAME)	
600 12th Avenue South, Unit 541		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Eighty-Five Thousand And No/100 Dollars ($585,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jordan Stephens Walker, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sheryl Louis, a single woman**, 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 condominium apartment in Davidson County, TN, described as Unit No. 541 of ICON in the Gulch Mid-Rise, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown in Exhibit "D" to the Master Deed of ICON in the Gulch Mid-Rise, Condominium apartments, recorded in Instrument No. 20080423-0041666, said Register's Office, and described in the Master Deed recorded in Instrument No. 20080423-0041666, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of ICON in the Gulch Mid-Rise Condominium Apartments contained in the Master Deed recorded in Instrument No. 20080423-0041666, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to John B. Peace Trustee under the Jordan Blakely Stephens Trust dated July 31, 1989 by Warranty Deed from Christopher R. Vaughn, Trustee of the Twins Trust dated March 23, 2012 and recorded March 26, 2012 as Instrument No. 201203260025316, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jordan Stephens Walker by Special Warranty Deed from John B. Peace, Trustee under the Jordan Blakely Stephens Trust dated July 31, 1989 the Trust dated April 17, 2017 and recorded April 18, 2017 as Instrument No. 201704180037617, in said Register's Office for Davidson County, Tennessee.

Mike Walker, the spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 600 12th Avenue South, Unit 541, Nashville, TN 37203

File Number: FRN-173327SSO

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, has 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 our hands this the 9th day of June, 2017

Jordan Stephens Walker

Mike Walker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jordan Stephens Walker and Mike Walker, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2017.

Notary Public

My Commission Expires: March 6, 2018

(SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires March 6, 2018

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/15/19

Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

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