This Instrument Prepared by:
KING, TURNBOW, SMITH & VANZIN, PLLP
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

BILL GARRETT, Davidson County
Trans:T20170056577 DEEDWARR
Recvd: 07/03/17 10:03 3 pgs
Fees:18.00 Taxes:1757.50
20170703-0066584

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Sworn to and Subscribed before me on this the 29th day of June, 2017.

NOTARY PUBLIC
My Commission Expires: 3-9-2020

Candace Y. Burnette
State of Tennessee Notary Public
Williamson County
My Commission Expires March 9, 2020

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Robert B. Aland Kelly O. Aland	Robert B. Aland Kelly O. Aland	093-13-0-C-127.00-CO
600 12th Avenue South, Unit 638	2921 Balmoral Rd.	
Nashville, Tennessee 37203	Birmingham, AL 35223	

WARRANTY DEED

For and in 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, **JENNIFER A. GOLUB, a single woman**, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **ROBERT B. ALAND and wife, KELLY O. ALAND,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 638 of ICON in the Gulch Mid-Rise, 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 Mid-Rise Condominium of record in Instrument No. 20080423-0041666, in the 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 on the Gulch Master Condominium, of record in Instrument No. 20080423-0041665, 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 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 E to said Master Deed.

Being the same property conveyed to Jennifer A. Golub, a single woman, by Warranty Deed from D and S Nashville Holdings, LLC, of record in Instrument No. 20130415-0036932, on 04/15/2013, Register's Office for Davidson County, Tennessee.

This is the same description as the previous deed of record.

This is improved property known as:
600 12th Avenue South, Unit 638, Nashville, Tennessee 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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for:

1. 2017 Davidson County Taxes are a lien but not yet due and payable, and which have been prorated between the parties and will be paid by the grantee in full when due;
2. Subject to Master Deed Establishing Icon the Gulch Mid-Rise Condominium, of record in Instrument nos. 20080423-0041666; 20080423-0041665; 20080423-0041667; 20080417-0038886; 20060224-0021730; 20080417-0038884; and 20080417-0038885, Said Register's Office;
3. Subject to Easements of record in Instrument nos. 20080423-0041665; 20060224-0021800; 20020715-0084598; 20040105-001338; and 20060224-0021730, Said Register's Office;
4. Subject to Easements of record in Book 10965, Page 404 and Book 11625, Page 252, Said Register's Office;
5. Subject to Conditions of record in Instrument No. 20060731-0092178, Said Register's Office;
6. Subject to Notice of Completion, of record in Instrument No. 20080606-00584, Said Register's Office;
7. Subject to Survey by Littlejohn Engineering Associated dated October 28, 2005, shows a roadway encroachment at the northwest corner of said property;
8. Subject to Easements retained in Council Bills Nos. 658, and 43-77 with respect to alley closures, the locations of which are shown on Survey by Littlejohn Engineering Associated dated October 28, 2005;
9. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

And I do further covenant and bind myself, my 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. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 26 day of June, 2017.

Jennifer A. Golub
by Ernest M. Pitt, Jr. ATTY

JENNIFER A. GOLUB
by and through her attorney-in-fact
Ernest M. Pitt, Jr.
Recorded in Instrument No.

20170703·0066583 **RODCT.**

STATE OF KENTUCKY
COUNTY OF BOYD

On this the 26 day of June, 2017 before me personally appeared **EARNEST M. PITT, JR.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **JENNIFER A. GOLUB** and who acknowledged that he executed the same as the free act and deed of **JENNIFER A. GOLUB**.

Witness my hand, at office, this 26 day of June, 2017.

Betty Wallace
Notary Public
My Commission Expires: 8-27-2019

COMMONWEALTH OF KENTUCKY
BETTY WALLACE
NOTARY ID 539772
COMMISSION EXPIRES 8-27-2019