**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1121

BILL GARRETT, Davidson County
Trans:T20170059869 DEEDWARR
Recvd: 07/13/17 10:12 2 pgs
Fees:13.00 Taxes:1239.50
20170713-0070437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th 10th day of July, 2017

Notary Public
Commission Expires: _____

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Callie Hinson<br>600 12th Avenue South #1512<br>Nashville, TN 37203 | new owner | 093-13-0C-298.00-CO |

**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, I/WE,

**Emily K. Shrum, a single person**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Callie Hinson, unmarried**

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 located in Davidson County, Tennessee, being Unit No. 1512 of ICON in the Gulch Tower Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Gulch Tower Condominium of record as Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Tower Condominium constitutes the Tower 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 Tower Condominium. Reference is hereby made to the plat of ICON in the Gulch Tower Condominium of record as Exhibit D of such Master Deed Establishing ICON in the Gulch Tower Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to Emily K. Shrum, a single person by Warranty Deed from ICON In the Gulch, LLC, a Tennessee limited liability company of record in Instrument No. 20100505-0034175 Register's Office for Davidson County, Tennessee, dated May 04, 2010 and recorded on May 05, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 600 12th Avenue South #1512, Nashville, TN 37203.

EJS

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 so covenant with the said GRANTEES that 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 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of July, 2017.

Emily K. Shrum

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Emily K. Shrum, a single person** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta, Georgia, ~~Tennessee~~ this 10th day of July, 2017.

Notary Public
My Commission Expires: 6/19/2019

JENNIFER L. OWENS
Notary Public, Georgia
Dekalb County
My Commission Expires
June 19, 2019

(Notary Seal)