WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170060713 DEEDWARR
Recvd: 07/17/17 10:24 2 pgs
Fees:13.00 Taxes:1119.25

20170717-0071449

R-VRES-17-600-830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LaDonna Y. Boyd	**Simmons Bank**	
(NAME)	(NAME)	
600 12th Ave S, #830	**501 Main Street**	**093-13-0C-198.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Pine Bluff, AR 71601**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL VAROUKAS AND JUNE VAROUKAS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LADONNA Y. BOYD, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 830 of Icon in the Gulch, 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 Number 20080423-0041666, in the Register's Office for Davidson County, Tennessee, 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 Michael Varoukas and June Varoukas, husband and wife by Warranty deed from Randy T. Dunham, a single person of record in Instrument No. 20121220-0117613 Register's Office for Davidson County, Tennessee, dated December 14, 2012 and recorded on December 20, 2012.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Matters shown on the Plan of record in Book 21, page 117, Register' s Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Icon in the Gulch Mid-Rise Condominium of record in Instrument Number 20080423-0041666, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached Exhibit "D" to the Master Deed establishing ICON in the Gulch Master Condominium in Instrument Nos. 20080423-0041665 and to the Master Deed establishing ICON in the Gulch Tower Condominium in Instrument No. 20080423-0041665 and in Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee.
- Master establishing ICON in the Gulch Master Condominium filed of record in Instrument Number 20080423-0041665, amended in Instrument No. 20121009-0092463, Instrument No. 20121009-0092464, Register's Office for Davidson County, Tennessee.
- Charter of the ICON in the Gulch Master Condominium Association, Inc. of record in Instrument Number 20080417-0038884, in the Register's Office for Davidson County, Tennessee.
- Charter of the ICON in the Gulch Tower Condominium Association, Inc. of record in Instrument Number 20080417-0038886, in the Register's Office for Davidson County, Tennessee.
- Charter for Mid-Rise Condominium Association, Inc of record in Instrument Number 20080417-0038885, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060224-0021730, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Instrument

Number 20060224-0021800, in the Register's Office for Davidson County, Tennessee.
• Subject to The Arts Center Redevelopment Plan of record in Book 10965, page 404, as amended in Book 11625, page 252, and further amended by Instrument Number 20020715-0084598, in the Register's Office for Davidson County, Tennessee.
• 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 Associates dated October 28, 2005.
• Temporary construction easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency of record in Instrument Number 20040105-0001338, in the Register's Office for Davidson County, Tennessee.
• 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.
• Strom Water Detention Agreement of record in Instrument Number 20060224-0027130, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 12th Ave S, #830, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 10th DAY OF JULY, 2017.

Michael Varoukas

June Varoukas

STATE OF NY
COUNTY OF QUEENS

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

Witness my hand and official seal, this the 10th of July, 2017.

Notary Public
My Commission Expires: 9/2/17
(SEAL)

FLORIN J SPARIOSU
Notary Public - State of New York
NO. 01SP5084411
Qualified in Queens County
My Commission Expires Sep 2, 2017

STATE OF NY
COUNTY OF QUEENS

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

Witness my hand and official seal, this the 10th of July, 2017.

Notary Public
My Commission Expires: 9/2/17
(SEAL)

FLORIN J SPARIOSU
Notary Public - State of New York
NO. 01SP5084411
Qualified in Queens County
My Commission Expires Sep 2, 2017

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212