Bill Garrett Davidson County
Batch# 5196 DEEDWARR
09/27/2017 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20170927-0098800

#33903

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00 David E Rogers Affiant Subscribed and sworn to before me, this 21st day of September, 2017 Elizabeth M. Burk Notary Public MY COMMISSION EXPIRES: 9/30/2020 (AFFIX SEAL)

ELIZABETH M. BURK NOTARY PUBLIC DC 9-30-20 DISTRICT OF COLUMBIA

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jeffrey Banks 600 12th Avenue South Unit 815 Nashville, TN 37203	New Owner	093-13-0C183.00-CO

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, I/we, **Megan Rogers Dallas (formerly known as Megan Rogers), married and David Rogers and Mary Ellen Rogers, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jeffrey Banks and Crosby Banks, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit No. 815 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 ICON in the Gulch Mid-Rise Condominium of record as Exhibit D to the 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 Megan Rogers (now known as Megan Rogers Dallas) as to a ninety percent (90%) undivided interest and David Rogers and Mary Ellen Rogers, husband and wife, each as to a five percent (5%) undivided interest, as tenants in common with right of survivorship by Warranty deed from ICON in the Gulch, LLC, a Tennessee limited liability company of record in Instrument No. 20110201-0009005 Register's Office for Davidson County, Tennessee, dated January 28, 2011 and recorded on February 01, 2011.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 600 12th Avenue South Unit 815, 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 we do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

HUNTER GUS DALLAS, HUSBAND OF MEGAN ROGERS DALLAS, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HIS MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this 21st day of September, 2017.

Megan Rogers Dallas
Megan Rogers Dallas

Hunter Gus Dallas
Hunter Gus Dallas

David E Rogers
David Rogers

Mary Ellen Rogers
Mary Ellen Rogers

STATE OF District of Columbia

COUNTY OF Washington DC

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Megan Rogers Dallas and Hunter Gus Dallas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office on this the 21st day of September, 2017.

Elizabeth M. Birk
Notary Public

My Commission Expires:

ELIZABETH M. BIRK
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires September 30, 20

STATE OF District of Columbia

COUNTY OF Washington DC

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared David Rogers and Mary Ellen Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office on this the 21st day of September, 2017.

Elizabeth M. Birk
Notary Public

My Commission Expires:

ELIZABETH M. BIRK
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires September 30, 20

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

