THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 171013882** Bill Garrett Davidson County Batch# 28956 DEEDWARR 11/22/2017 08:57:30 AM 3 pgs Fees: $18.00 Taxes: $1,073.00 20171122-0119816	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $290,000.00 Affiant Subscribed and sworn to before me, this 21st day of November, 2017. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Starr Properties, LLC 250 W. Main Street Crestedge, CO 81413	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093130C13800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marshall B. Alexander, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Starr Properties, LLC, a Colorado limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 708 as set forth in the Master Deed Establishing Icon in the Gulch Master Condominium, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080423-0041665 in the Register's Office for Davidson County, Tennessee; and further by the Master Deed Establishing Icon in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666 in said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deeds.

Being the same property conveyed to Marshall B. Alexander by Warranty Deed from Icon in the Gulch, LLC, a Tennessee limited liability company, recorded on the 19th day of May, 2009 in Instrument No. 20090519-0046069, in the Register's Office of Davidson County, Tennessee.

Subject property is not primary, marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Charter of Icon in The Gulch Master Association, Inc., recorded at Instrument Nos. 20080417-0038884, 20080417-0038885 and 20080417-0038886, in the Register's Office of Davidson County, Tennessee.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ICON in the Gulch Master Association, Inc. Condominium of record in Instrument No. 20080423-0041665, in the Register's Office of Davidson County, Tennessee, as amended by instrument(s) of record in Instrument Nos. 20080423-0041667 and 20080423-0041666, in the Register's Office of Davidson County, Tennessee.

Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20060224-0021730, in the Register's Office of Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20060224-0021800, in the Register's Office of 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 Instrument No. 200202715-0084598, in the Register's Office of Davidson County, Tennessee.

Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the Northwest corner of said property.

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.

Easement for Temporary Construction Easement between BellSouth Telecommunications, Inc., and Metropolitan Development and Housing Agency, recorded in Instrument No. 20040105-0001338, in the Register's Office of Davidson County, Tennessee.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance BL-2000-476, of record in Metropolitan Clerk's Office for Davidson County, Tennessee.

Assignment of Parking Spaces of record in Instrument No. 20121009-0092464, in the Register's Office of Davidson County, Tennessee.

Assignment of Storage Units of record in Instrument No. 20121009-0092463, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 600 12th Ave S #708 Nashville TN 37203-6641

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of November, 2017.

Marshall B. Alexander

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marshall B. Alexander, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of November, 2017.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.