Bill Garrett Davidson County
Batch# 31458 DEEDWARR
11/29/2017 02:46:39 PM 2 pgs
Fees: $13.00 Taxes: $1,461.13

20171129-0121839

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is
$394,900.00

Affiant

Subscribed and sworn to before me, this the 28th day of November, 2017.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SAMANTHA O'LEARY	First Bank Mtg **~~NEW OWNER~~**	093-13-0C-196.00
600 12th Avenue South, Apt 828	P.O. Box 11733	CO
Nashville, TN 37203	Newark, NJ 07101	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JILL FICHTEL, UNMARRIED

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samantha O'Leary a/k/a Samantha Jeanne O'Leary, single woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Unit No. 828 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 Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Exhibit D to the Master Deed Establishing 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 JILL FICHTEL, AN UNMARRIED WOMAN, by deed from ICON IN THE GULCH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20120301-0018167, dated February 28, 2012, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 600 12th Avenue South, Apt 828, Nashville, TN 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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 20th day of November, 2017.

Jill Fichtel by Tony Carletello her attorney-in-fact

JILL FICHTEL BY TONY CARLETELLO, HER ATTORNEY IN FACT

State of Tennessee
County of Davidson

On this 20th day of November, 2017, before me personally appeared TONY CARLETELLO, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JILL FICHTEL, and who acknowledged that he executed the same as the free act and deed of JILL FICHTEL.

My Commission expires: 8/20/2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY