THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171114095** Bill Garrett Davidson County Batch# 37370 DEEDWARR 12/15/2017 12:20:30 PM 4 pgs Fees: $23.00 Taxes: $2,116.40 20171215-0127982	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $572,000.00. Affiant Subscribed and sworn to before me, this13th day of December, 2017. Notary Public My Commission Expires:

WILLIAM CHAPMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-10-2021

WARRANTY DEED

Address New Owner: Charles T. Mount 600 12th Ave S #641 Nashville TN 37203-6648	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093130C13000CO

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, **Matthew R. Bych, Trustee of The Matthew R. Bych Living Trust, established by the Revocable Trust Agreement of Matthew R. Bych dated June 21, 2013** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles T. Mount, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 641 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, together with the exclusive right to use parking spaces 621 & 622 and Storage Space 652. 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 by Warranty Deed from Matthew R. Bych to Matthew R. Bych, Trustee of The Matthew R. Bych Living Trust, established by the Revocable Trust Agreement of Matthew R. Bych dated June 21, 2013, as recorded on the 17th day of November, 2014 in Instrument No. 20141117-0105507 and Warranty Deed from John Starling, III and Meridith N. Starling, husband and wife to Matthew Bych, married, as recorded on the 26th day of August, 2014 in Instrument No. 20140826-0077851, in the Register's Office of Davidson County, Tennessee.

Oksana S. Petrov joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
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; also subject to easements, rights and interests 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 building thereon.

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 Nos. 20020715-0084598, 20130903-0092714, 20130903-0092715 and 20140410-0030060, 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 #641 Nashville TN 37203-6648

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 13th day of December, 2017.

Oksana S. Petrov

The Matthew R. Bych Living Trust, established by the Revocable Trust Agreement of Matthew R. Bych dated June 21, 2013.

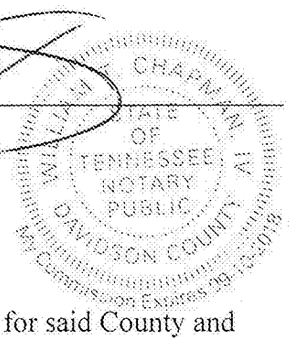
By: _____
Matthew R. Bych, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 13th day of December, 2017.

_____
Notary Public

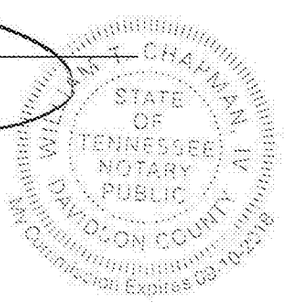


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew R. Bych, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the trustee of The Matthew R. Bych Living Trust, established by the Revocable Trust Agreement of Matthew R. Bych, dated June 21, 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 13th day of December 2017.

_____
Notary Public



True Copy Certification

I, Mitchell A. Watts, 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 Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts 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: 5-22-19
Notary' Seal (if on paper)

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 22, 2019