WARRANTY DEED

Bill Garrett Davidson County
Batch# 53331 DEEDWARR
01/31/2018 09:50:49 AM 2 pgs
Fees: $13.00 Taxes: $3,496.50

20180131-0009702

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $945,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 1/29/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin Jonathan Zaruk Carolyn Wendy Keiko Zaruk	NEW OWNERS	093 13 0C 408.00
(NAME)	(NAME)	
1111 16th Avenue S.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **T. Powell Hedley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kevin Jonathan Zaruk and Carolyn Wendy Keiko Zaruk, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 2210 of ICON in the Gulch Tower Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Gulch Tower Condominium of record in Instrument Number 20080423-0041667, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Tower Condominium constitutes the Tower Unit in the ICON in the Gulch Master Condominium, as established by the Master Deed Establishing ICON in the Gulch Master Condominium, of record in Instrument Number 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 Tower Condominium. Reference is hereby made to the plat of ICON in the Gulch Tower Condominium of record as Exhibit D to the Master Deed Establishing ICON in the Gulch Tower Condominium, for a more complete identification and description of such Unit.

BEING the same property conveyed to T. Powell Hedley by Warranty Deed from Cecil Martin, a married man, dated 10/21/13 and recorded 10/30/13 in Instrument Number 20131030-0112781, Register's Office for Davidson County, Tennessee. Lynne Martin joined in the execution of this instrument. See Power of Attorney for Lynne Martin in Instrument Number 20131030-0112780.

unimproved ☐

This is improved ☑ property, known as 600 12th Avenue South, #2210, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 30th day of January, 2018.

T. Powell Hedley

State of Tennessee
County of Sumner

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

WITNESS my hand and seal this 30th day of January, 2018.

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020

Notary Public
My Commission Expires:

File No.: 184096