WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

COUNTY OF WILLIAMSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
REBECCA SHUKIS

G-PR-18-600-824

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 81834 **DEEDWARR**
04/17/2018 10:42:47 AM 2 pgs
Fees: $13.00 Taxes: $1,428.20
20180417-0036060

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Arthur B. Joyce, Jr.	new owner	
(NAME)	(NAME)	**93-13-C-192.00CO**
600 12th Avenue South #824		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JAMES W. HEAD, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARTHUR B. JOYCE, JR., AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 824 of Icon in the Gulch Mid-Rise Condominium and as established by the Master Deed establishing Icon in the Gulch Mid-Rise Condominiums, of record as Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee. The Icon in the Gulch Mid-Rise Condominiums constitute 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 said 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, plan as set out on 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 James W. Head, a single person, by Warranty Deed from Paul J. Luehrsen and Saralyn W. Luehrsen, a married couple, recorded October 15, 2009 in Instrument No. 20091015-0095566, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 21, Page 117, Register's Office for Davidson County, Tennessee.
• By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Icon in the Gulch Mid-Rise Condominium of record in Instrument No. 20080423-0041666 and Master Deed establishing a Horizontal Property Regime of Icon in the Gulch Master Condominium of record in Instrument No. 20080423-0041665, Register's Office for Davidson County, Tennessee.
• Charter of the Icon in the Gulch Mid-Rise Condominium Assn., Inc. of record in Instrument No. 20080417-0038885, Register's Office for Davidson County, Tennessee.
• Charter of the Icon in the Gulch Tower Condominium Association, Inc. of record in Instrument Number 20080417-0038886, in the Register's Office for Davidson County, Tennessee.
• Easement to Comcast of record in Instrument No. 20180309-0022572, Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument No. 20060224-0021730, Register's Office for Davidson County, Tennessee.
• Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Instrument No. 20060224-0021800, Register's Office for 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 further amended in Instrument No. 20020715-0084598, Register's Office for Davidson County, Tennessee.
- Easements retained in Council Bills Nos. 658 and 43-77 with respect to alley closures, the location of which are shown on Survey of Littlejohn Engineering Associates dated October 28, 2005.
- Temporary Construction Easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency of record in Instrument No. 20040105-0001338, Register's Office for Davidson County, Tennessee.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
- Assignment of Parking and Storage Spaces of record in Instrument Number 20140305-0018672, in the Register's Office for Davidson County, Tennessee.
- Subject to the Conditions as set out in the Quitclaim Deed of record in Instrument Number 20060731-0092178, in the Register's Office for Davidson County, Tennessee.
- Subject to County Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 12th Avenue South #824, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 30th DAY OF MARCH, 2018.

James W. Head

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of March, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212