WARRANTY DEED

Bill Garrett Davidson County
Batch# 85700 DEEDWARR
04/27/2018 11:55:58 AM 2 pgs
Fees: $13.00 Taxes: $1,385.28

20180427-0039878

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$374,400.00.**

Affiant

Subscribed and sworn to before me this 23rd day of April 2018

Notary Public
My Commission expires: 1/6/20
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ron Dean	new owner	093-13-0C-020.00CO
600 12th Avenue South		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Justin N. Cutler, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ron Dean, unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit No. 402 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 in Instrument Number 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 Mid-Rise Condominium, as established by the Master Deed Establishing ICON in the Gulch Mid-Rise 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 Mid-Rise Condominium. Reference is hereby made to the plat of ICON in the Gulch Mid-Rise Condominium of record in 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 to Justin Cutler, unmarried, from Jenn Bostic, by deed on September 18, 2014, of record in Instrument Number 20140922-0086838, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Instrument No. 20080423-0041665 and Instrument Number 20140305-0018672, Register's Office Davidson County, Tennessee.

Master Deed, By-Laws, Covenants, Conditions, and Restrictions as set forth in instrument recorded in Instrument No. 20080423-0041665 and Instrument No. 20080423-0041666, and Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee.

Homeowners/ Codominium Association of record in Instrument No. 20080414-0038884; and Instrument No.20080417-0038886, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement in Instrument No. 20060224-0021730, Register's Office for Davidson County, Tennessee.

Sewage Easement in Instrument No. 20060224-0021800, Register's Office for Davidson County, Tennessee.

The Arts Center Redevelpoment Plan in Book 10965, page 404; amended in Book 11625, page 252; and Instrument No.20020715-0084598, 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.

This is improved property known as: **600 12th Avenue South #402, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 23, 2018.

Justin N. Cutler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Justin N. Cutler** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 23, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-eR-18-600-462