WARRANTY DEED

Bill Garrett Davidson County
Batch# 86309 DEEDWARR
04/30/2018 02:03:12 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20180430-0040497

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$510,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF April, 2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 093
Geddes Bootwright	Sandi Rosenfeld	GROUP 13 0C
600 12th Avenue South, Unit 413	600 12th Ave South, Unit 201	PARCEL 413.00
Nashville, Tennessee 37203	Nashville, TN 37203	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Sandi Rosenfeld, a single woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Geddes Bootwright, a single man

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. 413 of ICON in the Gulch Mid-Rise Condominium, a Condominium, established by the Master Deed in Instrument No. 20080423-0041666, constituting the Mid-Rise Unit in the ICON in the Gulch Master Condominium, established by the Master Deed in Instrument No. 20080423-0041665, Register's Office for Davidson County, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Sandi Rosenfeld, a single woman by deed from Joseph Maxwell dated July 31, 2015 and recorded in Instrument No. 20150803-0076489 said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the follcwing:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **600 12th Avenue South, Unit 413, 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 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 hand and official seal at office this 25th day of April, 2018.

Sandi Rosenfeld

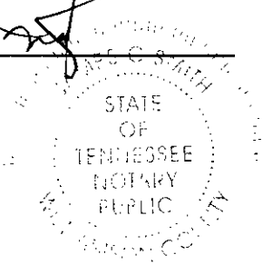
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Sandi Rosenfeld, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019



PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027