Bill Garrett Davidson County
Batch# 87399 DEEDWARR
05/02/2018 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $17,427.00
20180502-0041578

WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,710,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of April, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AFTER RECORDING RETURN TO:
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
C. Webb Edwards and Cathy J. Edwards Revocable Trust date September 2, 1997	C. Webb Edwards and Cathy J. Edwards Revocable Trust date September 2, 1997	093 13 0C 411.00
(NAME)	(NAME)	
28311 N 104th Way	28311 N 104th Way	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85262	Scottsdale, AZ 85262	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Million Seven Hundred Ten Thousand And No/100 Dollars ($4,710,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Janine Cundiff, Trustee of the 600 12th Avenue Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **C. Webb Edwards and Cathy J. Edwards, Co-Trustees of the C. Webb Edwards and Cathy J. Edwards Revocable Trust, date September 2, 1997, as amended and restated November 30, 2009**, 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:

Real property in Davidson County, Tennessee, being Unit No. 2216 as set forth in the Master Deed Establishing ICON in the Gulch Master Condominium, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080423-0041665 in the Register's Office for Davidson County, Tennessee; and further by the Master Deed Establishing ICON in the Gulch Tower Condominium of record as Instrument No. 20080423-0041667 in said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deeds.

Being the same property conveyed to Ben L. Cundiff and wife, Janine M. Cundiff by Warranty Deed from ICON In the Gulch, LLC, a Tennessee Limited Liability Company dated July 18, 2008 and recorded July

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21, 2008 as Instrument No. 20080721-0074681, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to W. Fred Williams, Trustee by Quitclaim Deed from Ben L. Cundiff and wife, Janine M. Cundiff dated December 12, 2014 and recorded December 16, 2014 as Instrument No. 20141216-0114951, in said Register's Office for Davidson County, Tennessee. W. Fred Williams resigned as Trustee and Janine Cundiff was substituted as Trustee on Sept. 28, 2017 per the Substitution of Trustee Agreement. This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 600 12th Ave S. Unit 2216, Nashville, TN 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, has 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 our hands this 26th day of April, 2018

Janine Cundiff, Trustee of the 600 12th Avenue Trust

BY: Janine Cundiff, Trustee
Janine Cundiff, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Janine Cundiff, Trustee of the 600 12th Avenue Trust, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2018.

Notary Public

My Commission Expires

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

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True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

