Bill Garrett Davidson County
Batch# 92519 DEEDWARR
05/15/2018 10:48:44 AM 2 pgs
Fees: $13.00 Taxes: $1,134.98
20180515-0046257

# Warranty Deed

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-20

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$306,750.00**
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 11th day of May, 2018.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 7/6/20
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Samuel I. Cates<br>600 12th Avenue S #1212<br>Nashville, TN 37203 | new owner | 093-13-OC-264.00 CO |

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,

**Paden Lee Pierry, an unmarried man**

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

**Samuel I. Cates, 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 located in Davidson County, Tennessee, being all of Unit No. 1212, Icon in the Gulch Mid-Rise Condominium, as established under Master Deed of record in Instruments 20080423-0041665 and 20080423-0041666, in the Register's Office of Davidson County, Tennessee, to which master deed reference is hereby made for more particular description of said unit.

Being the same property conveyed to Paden Lee Pierry, an unmarried man, by Quitclaim Deed from Russell W. Pierry and Julie A. Pierry, husband and wife, dated February 12, 2018, of record in Instrument Number 20180214-0014423, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on subdivision Plat of record in Master Deed of record in Instrument No. 20080423-0041665 and 20080423-0041666, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Master Deed of record in Instrument No. 20080423-0041665, Instrument No. 20080423-0041666 and Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee.
4) Property is subject to assignment of storage unit of record in Instrument No. 20121009-0092463, said Register's Office.
5) Property is subject to assignment of parking spaces of record in Instrument No. 20121009-0092464, said Register's Office.
6) Property is subject to easement for Broadband Communications to Comcast of Nashville, LLC of record in Instrument No. 20180309-0022572, said Register's Office.
7) Property is subject to Easement for sanitary sewers and/or storm drainage; water mains and pumps to Metropolitan Government of record in Instrument No. 20060224-0021800said Register's Office.
8) Property is subject to easement for roadway to CSX Transportation of record in Instrument No. 20050401-0035633, said Register's Office.
9) Property is subject to Charter to Icon in the Gulch Mid-rise Condominiums Association of record in Instruments 20080417-0038885, said Register's Office.
10) Property is subject to Charter to Icon in the Gulch Master Condominium Association of record in Instruments 20080417-0038884, said Register's Office.
11) Property is subject to Ordinance for The Arts Center Redevelopment Plan of record in Book 10965, Page 404, Book 11625, Page 252 and Instrument No. 20020715-0084598,said Register's Office.
12) Property is subject to Storm water detention agreement of record in Instrument No. 20060224-0021730, said Register's Office.
13) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **600 12th Avenue S #1212, 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 hand(s) this 11 day of May, 2018.

Paden Lee Pierry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Paden Lee Pierry, 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 11th day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 9-7-21

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-02-18-600-1212

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076