WARRANTY DEED

Bill Garrett Davidson County
Batch# 94321 DEEDWARR
05/18/2018 10:59:39 AM 2 pgs
Fees: $13.00 Taxes: $1,923.63

20180518-0047773

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2020

State of Tennessee
County of ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 7/8/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Victoria Ashley Lin	new owner	093 13 0C 150.00
(NAME)	(NAME)	
600 12th Ave S., #720		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Robert W. Groeger and Victoria Groeger, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Victoria Ashley Lin, a single woman,** 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. 720** of **ICON in the Gulch Mid-Rise Condominium** (the "Unit") 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 Master Condominium, as established by the Master Deed Establishing ICON in the Gulch Master 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 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 Robert W. Groeger and Victoria L. Groeger, husband and wife, by Warranty Deed from Robert F. Joy, an unmarried man, dated March 30, 2016 and recorded April 5, 2016 in Instrument Number 20160405-0032315, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the 2018 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to all matters contained in Master Deeds establishing a Horizontal Property Regime of ICON in the Gulch Condominiums of record in Instruments Numbers 20080423-0041665 and 20080423-0041666, said Register's Office.

Subject to Charter of the ICON in the Gulch Master Condominium Association, Inc., in Instrument Number 20080417-0038884 and Charter of the ICON in the Gulch Mid-Rise Condominium Association, Inc. in Instrument Number 20080417-0038885, said Register's Office.

Subject to Charter of the ICON in the Gulch Master Condominium Association, Inc., in Instrument Number 20080417-0038884 and Charter of the ICON in the Gulch Mid-Rise Condominium Association, Inc. in Instrument Number 20080417-0038885,

said Register's Office.

Subject to Assignment of Parking Spaces and Storage Spaces in Instrument Number 20140305-0018672, said Register's Office.

Subject to Storm Water Detention Agreement in Instrument Number 20060224-0021730, said Register's Office.

Subject to Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Pumps of record in Instrument Number 20060224-0021800, said Register's Office.

Subject to The Arts Center Redevelopment Plan in Book 10965, Page 404, as amended in Book 11625, Page 252, and further amended by Instrument Number 20020715-0084598, said Register's Office.

Subject to Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the northwest corner of said property.

Subject to Easement to Comcast of Nashville, LLC in Instrument Number 20180309-0022572, said Register's Office.

Subject to Easements retained in Council Bills Nos. 658, and 43-77 with respect to alley closures, the locations of which are shown on Survey by Littlejohn Engineering Associates dated October 28, 2005; and 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.

unimproved ☐

This is improved ☑ property, known as 600 12th Ave. S, Unit 720, 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/our hands this 15th day of May, 2018.

Robert W. Groeger

Victoria Groeger

State of Tennessee
County of Sumner

Personally appeared before me Robert W. Groeger and Victoria Groeger, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of May, 2018.

Notary Public
My Commission Expires: 6/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

File No.: 20181735

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-18-600-720