Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 95390 DEEDWARR
05/22/2018 10:26:09 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20180522-0048875

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of May, 2018.

Notary Public

My commission expires: 9/29/21

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
636 12th South Properties, LLC	New Owner	**093-13-0C-125.00-CO**
600 12th Avenue South		
Nashville, TN 37203-6620		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Douglas E. Swanson and Tamela J. Swanson, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

636 12th South Properties, LLC

(hereinafter called the "Grantee"), its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 636 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 as Instrument No. 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 as Instrument No. 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 Douglas E. Swanson and Tamela J. Swanson, husband and wife by Warranty Deed from Troy Arnlund of record in Instrument No. 20170504-0044216 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 04, 2017.

This is **improved** property known as **600 12th Avenue South, Nashville, TN 37203-6620.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the ~~18th day~~ of May 2018.

Douglas E. Swanson

Tamela J. Swanson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally, appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Douglas E. Swanson and Tamela J. Swanson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 18th day of May 2018.

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9/29/21

SolomonParks File No. 18-001169-525