THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415969

Bill Garrett Davidson County
Batch# 98624 **DEEDWARR**
05/31/2018 01:43:44 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20180531-0051972

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00

Affiant

Subscribed and sworn to before me, this 29th day of May, 2018

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brittany Shipley 600 12th Avenue South #1806 Nashville TN 37203	New Owner	Tax Parcel ID No. 093130C34300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jessica A. Kennedy and Somakiran Gabbita, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brittany Shipley**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 1806 of ICON in the Gulch Tower Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Gulch Tower Condominium of record as Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Tower Condominium constitutes the Tower 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 Tower Condominium. Reference is hereby made to the plat of ICON in the Gulch Tower Condominium of record as Exhibit D of such Master Deed Establishing ICON in the Gulch Tower Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to Jessica A. Kennedy and Somakiran Gabbita, wife and husband by Warranty Deed from Jay Whittington and Tonya Whittington, husband and wife, recorded on the 26th day of June, 2014 in Instrument No. 20140626-0056130, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 21, Page(s) 117.

Charter of Icon in the Gulch Mid-Rise Condominium Association, Inc. recorded at Instrument No. 20080417-0038885, Icon in the Gulch Tower Condominium Association, Inc. recorded at Instrument No. 20080417-0038886 and Icon in the Gulch Master Condominium Association, Inc. recorded at Instrument No. 20080417-0038884.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ICON IN THE GULCH TOWER Condominium of record in Instrument No. 20080423-0041667, Master Deed in the Gulch Master Condominium recorded at Instrument No. 20080423-0041665 and Icon in the Gulch Mid-Rise Condominium recorded at Instrument No. 20080423-0041666.

Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument No. 20060224-0021800.

Stormwater Detention Agreement recorded at Instrument No. 20060224-0021730. Assignment of Parking Spaces recorded at Instrument No. 20121009-0092464.

Easement granted to Comcast of Nashville I, LLC by instrument recorded in Instrument No. 20180309-0022572.

The Arts Redevelopment Plan recorded in Book 10965, Page 404 and Book 11625, Page 252 and Instrument No. 20020715-0084598.

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

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.

Temporary Construction Easement between BellSouth Telecommunications, Inc., and Metropolitan Development and Housing Agency of record as Instrument No. 20040105-0001338 in said Register's Office, the location of which is shown on Survey by Littlejohn Engineering Associates dated October 28, 2005.

Subject to 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.

This is improved property located at 600 12th Avenue South #1806 Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2018.

Jessica A. Kennedy

Somakiran Gabbita
By: Jessica A. Kennedy, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jessica A. Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Somakiran Gabbita and that he is authorized by Somakiran Gabbita to execute this instrument on their behalf.

WITNESS my hand, at office, this 29th day of May, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018