THIS INSTRUMENT WAS PREPARED BY AND RETURN TO: FHTS# 2018046663kh

Foothills Title Services, Inc.
3208 Tazewell Pike, Suite 101
Knoxville, Tennessee 37918

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Troy D. Brown 8558 River Club Way Knoxville, TN 37922	Troy D. Brown C/O U.S. Bank N.A 4801 Frederica Street Owensboro, KY 42301	93-13-C-142.00

Bill Garrett Davidson County
Batch# 106785 **DEEDWARR**
06/20/2018 10:38:15 AM 2 pgs
Fees: $13.00 Taxes: $1,187.70

20180620-0059355

WARRANTY DEED

THIS INDENTURE, made this 18th day of June, 2018 between **KYLE PORTER**, unmarried, a resident of Davidson County, Tennessee ("Grantor") and **TROY D. BROWN**, married, a resident of Knox County, Tennessee ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, being Unit No. 712 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 Mid-Rise Condominium of record as Instrument No. 20080423-0041666, in said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deeds.

Grantor Initials: KRP Grantee Initials: PB

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

BEING AND INTENDING TO BE the same property conveyed to Kyle Porter, an unmarried man, by Warranty Deed from Michael A. Davis, a single man, and Lu Ann Davis Haygood, a married woman, of record in Instrument No. 20150629-0062397 in the Register's Office for Davidson County, Tennessee, dated June 24, 2015 and recorded on June 29, 2015.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

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 hereunder set Grantor's hand and seal as of the date first recited above.

_____(L.S.)
KYLE PORTER

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Kyle Porter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public

My Commission Expires: 3-10-19

CLAYTON L SALAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 10, 2019

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $321,000.00, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

_____
Affiant/Grantee

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

_____
Notary Public

My commission expires: 3/31/21

KRISTIN MASSENGILL
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY