WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2379

Bill Garrett Davidson County
Batch# 117639 DEEDWARR
07/17/2018 04:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20180717-0069684

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Coleman Daley Peters

Affiant

Subscribed and sworn to before me, this 12th day of July, 2018.

Notary Public

My commission expires: 3/8/2021

M. CORRIVEAU
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
COMMISSION EXPIRES MARCH 8, 2021

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Coleman Daley Peters **Eugene Edward Peters**	**First Community Mortgage**	**Map/Parcel 093-13-0-C-279.00CO**
600 12th Avenue South, Unit #1410	**262 Robert Rose Drive, Suite 101**	
Nashville, TN 37203	**Murfreesboro, TN 37129**	

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,

Scott B. Johnson and wife, Darla J. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Coleman Daley Peters, unmarried, and Eugene Edward Peters, married, as joint tenants with rights of survivorship

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. 1410 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 in Instrument No. 20080423-0041665 in the Register's Office for Davidson County, Tennessee; and further by the Master Deed Establishing ICON in the Gulch Tower Condominium of record in Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibit "D" to said Master Deeds.

Being the same property conveyed to Scott B. Johnson and wife, Darla J. Johnson, by Warranty Deed, from ICON In the Gulch, LLC, a Tennessee limited liability company, dated November 3, 2008, of record in Instrument No. 20081105-0110048, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Instrument No. 20080423-0041665, amended in Instrument No. 20080423-0041666, Instrument No. 20080423-0041667, Instrument No. 20121009-0092463, Instrument No. 20121009-0092464, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA and Rules and Regulations of record in Instrument No. 20080423-0041665, Instrument No. 20080423-0041666, Instrument No. 20080423-0041667, Register's Office for DAVIDSON County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20180309-0022572, Register's Office for DAVIDSON County, Tennessee.
Assignment of Parking & Storage Spaces of record in Instrument No. 20140305-0018672, Register's Office for DAVIDSON County, Tennessee.
Restrictions for the Art Center Redevelopment Plan of record in Book 10965, Page 404, amended in Book 11625, Page 252, Instrument No. 20020715-0084598, Register's Office for DAVIDSON County, Tennessee.

Easement contained in Council Bills No. 658 & 43-77, Register's Office for DAVIDSON County, Tennessee.
Charter for Master Condominium Association, Inc. of record in Instrument No. 20080417-0038884, Register's Office for DAVIDSON County, Tennessee.
Charter for Mid-Rise Condominium Association, Inc. of record in Instrument No. 20080417-0038885, Register's Office for DAVIDSON County, Tennessee.
Charter for Tower Condominium Association, Inc. of record in Instrument No. 20080417-0038886, Register's Office for DAVIDSON County, Tennessee.
Sewer & Drainage Easement of record in Instrument No. 20060224-0021800, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20060224-0021730, Register's Office for DAVIDSON County, Tennessee.
Metropolitan Ordinance in BL2000-364 made applicable by BL2000-476, Register's Office for DAVIDSON County, Tennessee.
Easement to BellSouth of record in Instrument No. 20040105-0001338, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 600 12th Avenue South, Unit #1410, Nashville, TN 37203.

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 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 hand(s) this 12th day of July, 2018.

Scott B. Johnson

Darla J. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Scott B. Johnson and wife, Darla J. Johnson , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2018.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Notary Public

My Commission Expires:

File #: **180372SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY