Karen Y Johnson Davidson County
Batch# 136621 **DEEDWARR**
09/04/2018 01:21:41 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20180904-0087296

Bk/36

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2018.

Notary Public

My commission expires: May 9, 2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Wayne Schuetz and Tracey Schuetz	Wayne Schuetz & Tracey Schuetz	**093-13-0C-438.00-CO**
600 12th Avenue South #438	3491 Carl Court	
Nashville, TN 37203	Newbury Park, CA 91320	

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, I,

Anthony Bass, married

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

Wayne D. Schuetz and Tracey Schuetz, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain condominium located in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 438 of ICON in the Gulch, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing ICON in the Gulch Mid-Rise Condominium of record in Instrument No. 20080423-0041666, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Master Deed.

BEING the same property conveyed to Anthony Bass, unmarried, by Warranty Deed from Neeley B. Koester, unmarried, of record as Instrument No. 20160804-0081116 Register's Office for Davidson County, Tennessee, recorded on August 04, 2016; the said Anthony Bass having since married Sydney Bass; the said Sydney Bass, spouse of Anthony Bass, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

This is improved property known as **600 12th Avenue South #438, Nashville, TN 37203.**

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is 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 Grantee.

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.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 Grantor has hereunto executed this instrument on this the 30th day of August, 2018.

Anthony Bass, by Sydney Bass, his Attorney in fact

Sydney Bass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Sydney Bass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, individually and, being authorized to do so, did execute this instrument as the free act and deed of the said Anthony Bass as his Attorney in Fact.

Witness my hand and official seal this 30th day of August, 2018.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 18-001277-528