WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12 DAY OF OCT, 2018.

Notary Public

MY COMMISSION EXPIRES: 05-07-2021

(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 151133 DEEDWARR
10/12/2018 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20181012-0101452

THIS INSTRUMENT WAS PREPARED BY
COLLINS LEGAL, PLC
414 Union Street
Suite 1110
Nashville, TN 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsey Hale	Lindsey Hale	093-13-0C-353.00-C
(NAME) 600 12th Avenue South, Apt 1816, Nashville, TN 37203	(NAME) 600 12th Avenue South, Apt 1816, Nashville, TN 37203	
(ADDRESS)	(ADDRESS)	

WARRANTY DEED

THIS INSTRUMENT, made and entered into this **October 10, 2018** by and between **Jacqueline Stratford Cassell** *("Grantor")* and **Lindsey Hale** *("Grantee")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED SIXTY THOUSAND AND 00/100 ($360,000.00)** DOLLARS cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged. I **Jacqueline Stratford Cassell**, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **Lindsey Hale and A. Danny Hale,** as joint tenants with right of survivorship hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of TN, whose address is 600 12th Avenue South, Apt 1816, Nashville, TN 37203 and further described as follows to wit:

Being Unit No. 1816 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., or 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 Tower Condominium of record as Instrument No. 20080423-0041665, Instrument No. 20080423-0041666, Instrument No. 20080423-0041667, Instrument No. 20121009-0092463 and Instrument No. 20121009-0092464, in said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deeds.

Being the same property conveyed to Jacqueline Stratford Cassell by Warranty deed from Patrick Nitch, dated August 7, 2015 and filed of record in Instrument No. 20150811-0080149, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

(1) Property taxes for the year 2018, a lien not yet due and payable, said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for the payment of said taxes, and
(2) Subject to all matters shown on the Plan attached Exhibit "D" to the Master Deed establishing ICON in the Gulch Master Condominium in Instrument No. 20080423-0041665 and to the Master Deed establishing ICON in the Gulch Tower Condominium in Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee.
(3) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20080423-0041665, Instrument No. 20080423-0041666, Instrument No. 20080423-0041667, 20121009-0092463 and Instrument No. 20121009-0092464, Register's Office for Davidson County, Tennessee but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
(4) Charter of the ICON in the Gulch Master Condominium Association, Inc. of record in Instrument No. 20080417-003884, in the Register's Office for Davidson County, Tennessee.
(5) Charter of the ICON in the Gulch Tower Condominium Association, Inc. of record in Instrument No. 20080417-0038886, in the Register's Office for Davidson County, Tennessee.
(6) Stormwater Detention Agreement of record in Instrument No. 20060224-0021730, in the Register's Office for Davidson County, Tennessee.
(7) Easement for sanitary sewars and/or drainage, water mains and pumps of record in Instrument No. 20060224-0021800, in the Register's Office for Davidson County, Tennessee.
(8) Subject to the Arts Center for Redevelopment Plan of record in Book 10965, page 404, as amended in Book 11625, page 252, and further amended by Instrument No. 20020715-0084598, in the Register's Office for Davidson County, Tennessee.
(9) Temporary Construction Easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency or record in Instrument NO. 20040105-0001338, in the Register's Office for Davidson County, Tennessee.
(10) 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.
(11) Rights and Easements of adjoining landowners in and to any party wall(s) located on the parcel.
(12) Subject to rights of others in and to the common areas and/or elements.
(13) Any and all existing easements and restrictions as shown of record not stated herein.

TOGETHER WITH the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

X _____
Jacqueline Stratford Cassell
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, **Jacqueline Stratford Cassell**, with whom I am personally acquainted or who provided identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 10 day of OCT, 2018.

GROVER C. COLLINS TENNESSEE NOTARY PUBLIC My Comm Exp 09-07-2021 COUNTY OF DAVIDSON

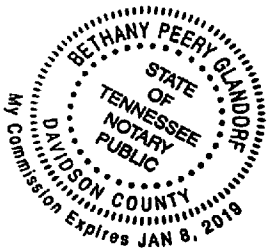
_____
NOTARY PUBLIC

My Commission expires:

True Copy Certification

I, Grover Collins, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature



State of Tennessee

County of Davidson

Personally appeared before me, Bethany Glandorf a notary public for this county and state, Grover Collins 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: 01/08/2019

Notary's Seal (if on paper)