WARRANTY DEED



G-P-19-600-1013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,612,500.00.

KGW
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2019.

Janderson
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 212396 **DEEDWARR**
04/01/2019 02:34:00 PM 2 pgs
Fees: $13.00 Taxes: $5,966.25

20190401-0029235

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Earl Lee Development, LLC	Earl Lee Development, LLC	
(NAME)	(NAME)	
600 12th Ave S. #1013 1014 1015 & 1016	700 12th Ave S #1402	**093-13-0C-231.00 CO** **093-13-0C-232.00 CO** **093-13-0C-233.00 CO** **093-13-0C-234.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GERALD A. WRIGHT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EARL LEE DEVELOPMENT, LLC*,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

*a South Carolina limited liability company

Land in Davidson County, Tennessee, being Unit Nos. 1013, 1014, 1015 and 1016 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 Gerald A. Wright by Warranty deed from Icon in the Gulch, LLC, a Tennessee limited liability company of record in Instrument No. 20100625-0049954 Register's Office for Davidson County, Tennessee, dated June 25, 2010 and recorded on June 25, 2010.
As to Unit No. 1013

Being the same property conveyed to Gerald Wright by Warranty deed from Allison Rae Sindelir, an unmarried woman of record in Instrument No. 20120712-0061192 Register's Office for Davidson County, Tennessee, dated July 02, 2012 and recorded on July 12, 2012.
As to Unit No. 1014

Being the same property conveyed to Gerald Wright by Warranty deed from Louis Feagles and Lois Wagstrom of record in Instrument No. 20120622-0055041 Register's Office for Davidson County, Tennessee, dated June 18, 2012 and recorded on June 22, 2012.
As to Unit No. 1015

Being the same property conveyed to Gerald A. Wright by Warranty deed from Michael L. Adams, II, unmarried of record in Instrument No. 20130703-0068587 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 03, 2013.
As to Unit No. 1016

The above referenced property has never been the principal marital residence for the Grantor.

This conveyance is subject to:
• Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan attached Exhibit "D" to the Master Deed establishing ICON in the Gulch Master Condominium in Instrument Nos. 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.
• Subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of ICON in the Gulch Tower Condominium of record in Instrument Number 20080423-0041667 and corrected by Scriveners Affidavit of record in Instrument No. 20141003-0091812, Register's Office for Davidson County, Tennessee.
• Charter of the ICON in the Gulch Tower Condominium Association, Inc. of record in Instrument Number 20080417-0038886, in the Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master establishing ICON in the Gulch Master Condominium filed of record in Instrument Number 20080423-0041665, Register's Office for Davidson County, Tennessee.
• Charter of the ICON in the Gulch Master Condominium Association, Inc. of record in Instrument Number 20080417-0038884, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument Number 20060224-0021730, in the Register's Office for Davidson County, Tennessee.
• Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Instrument Number 20060224-0021800, in the Register's Office for Davidson County, Tennessee.
• Subject to The Arts Center Redevelopment Plan of record in Book 10965, page 404, as amended in Book 11625, page 252, and further amended by Instrument Number 20020715-0084598, in the Register's Office for Davidson County, Tennessee.
• 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 in Instrument Number 20040105-0001338, in the Register's Office for Davidson County, Tennessee.
• 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.
• Grant of Easement of record in Instrument Number 20180309-0022572, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 12th Ave S. #1013 1014 1015 & 1016, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 the 29th DAY OF MARCH, 2019.

Gerald A. Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GERALD A. WRIGHT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2019.

Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212