THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190319661

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $449,000.00

Affiant

Subscribed and sworn to before me, this 16th day of April, 2019.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 220053 DEEDWARR
04/22/2019 10:31:39 AM 2 pgs
Fees: $13.00 Taxes: $1,661.30

20190422-0036292

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael McGinty 600 12th Avenue South Unit 629 Nashville TN 37203	New Owner	Tax Parcel ID No. 093-13-0C-118.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicole Bird and Michael Bird, wife and husband** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Michael McGinty, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 629 of ICON in the Gulch Mid-Rise Condominium and Parking Space 843 as established by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record in Instrument No. 20080426-0041666 Register's Office for Davidson County, Tennessee. The ICON in the Gulch Mid-Rise Condominium constitutes the Mid-Rise Unit in the ICON in the Gulch Master Condominium as established by the Master Deed establishing ICON in the Gulch Master Condominium of record in Instrument No 20080423-0041665 Register's Office for Davidson County, Tennessee. Also conveyed herewith is 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 Mid-Rise Condominium. Reference is hereby made to the plat of ICON in the Gulch Mid-Rise Condominium of record in Exhibit D to the Master Deed establishing ICON in the Gulch Mid-Ride Condominium for a more complete identification and description of such Unit.

Being the same property conveyed by Warranty Deed from Louis C. Glaser and wife, Candyce H. Williams-Glaser and Charles N. Glaser, married to Nicole Bird and spouse, Michael Bird as recorded on the 25th day of October, 2017 in Instrument No. 20171025-0109539; Scrivener's Affidavit in Instrument No. 20171108-0115053 and Warranty Deed from Icon In the Gulch, LLC, a Tennessee limited liability company to Charles N. Glaser, unmarried, Louis C. Glaser and wife, Candyce H. Williams-Glaser as recorded on the 5th day of July, 2011 in Instrument No. 20110705-0051290, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ICON IN THE GULCH MID-RISE CONDOMINIUM of record in

Instrument No. 20080423-0041666 and ICON IN THE GULCH MASTER CONDOMINIUM in Instrument No. 20080423-0041665 ; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument No. 20060224-0021800. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060224-0021730.

Assignment of Parking Spaces recorded at Instrument Nos. 20121009-0092464 and 20140305-0018672.

Assignment of Storage Units recorded at Instrument No. 20121009-0092463.

Grant of Easement for Comcast of Nashville, I, LLC, recorded in Instrument No. 20180309-0022572.

The Arts Redevelopment Plan recorded in Book 10965, Page 404 and Book 11625, Page 252 and Instrument No. 20020715-0084598.

Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the northwest corner of said property.

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 as Instrument No. 20040105-0001338 in said Register's Office, the location of which is shown on Survey by Littlejohn Engineering Associates dated October 28, 2005.

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.

This is improved property located at 600 12th Avenue South Unit 629 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 executed this instrument on this 16th day of April, 2019.

Nicole Bird

Michael Bird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicole Bird and Michael Bird, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2019.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____