WARRANTY DEED

Karen Johnson Davidson County
Batch# 225831 DEEDWARR
05/03/2019 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,283.90
20190503-0041715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole Bright	Same as New Owner	
(NAME)	(NAME)	093130C19100CO
600 12th Ave. S #823		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Nicole L. Hambrick, and husband Mario Hambrick**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicole Bright**, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTEE, HER 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. 823 of Icon in the Gulch Mid-Rise Condominium (the "Unit") and as established by the Master Deed Establishing Icon in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666, Register's Office for Davidson County, Tennessee. The Icon in the Gulch Mid-Rise Condominiums 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 as Instrument No. 20080423-0041665, Register's Office for Davidson County, Tennessee. 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 Mid-Rise Condominium. Reference is hereby made to the plat of Icon in the Gulch Mid-Rise Condominium of record as Exhibit D to the Master Deed Establishing Icon in the Gulch Mid-Rise Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to Nicole L. Childress by Warranty Deed from ICON In the Gulch, LLC, a Tennessee limited liability company of record in Instrument No. 20110225-0015406, Register's Office for Davidson County, Tennessee, dated February 18, 2011 and recorded on February 25, 2011.

Nicole L. Childress has since married Mario Hambrick and is now known as Nicole L. Hambrick.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No. 20080423-0041666, Instrument No. 20080423-0041665, Instrument No. 20180309-0022572, Book 10965, Page 404 as amended in Book 11625, Page 252 and further amended in Instrument No. 20010715-0084598 in said Register Office, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 600 12th Ave S #823 Nashville, TN 37203
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hand this 1st day of May, 2019.

Nicole L. Hambrick

Mario Hambrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Nicole L. Hambrick and Mario Hambrick**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of May, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020