Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 230636 DEEDWARR
05/16/2019 08:55:22 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20190516-0046081

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-94

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Adam Rosenbaum and Susan Rosenbaum	Same as Owner	093-13-0C-089.00
(NAME) 320 Oakmont Drive	(NAME)	
(ADDRESS) Deerfield, IL 60015	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **June Michelle McWhorter, an unmarried woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Adam Rosenbaum and Susan Rosenbaum, husband and wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Unit 540, ICON IN THE GULCH MID-RISE CONDOMINIUM Condominiums, as established under Master Deed of record in Instrument No. 20080423-0041666, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed. 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 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 Mid-Rise Condominium. Reference is hereby made to the play of Icon in the Gulch Mid-Rise Condominium of record as Exhibit D of such 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 June Michelle McWhorter, an unmarried woman, by Warranty Deed from Steven A. Anderson and wife, Kimberly R. Anderson, of record in Instrument No. 20160615-0060799, in the Register's Office of Davidson County, Tennessee, dated June 10, 2016 and recorded on June 15, 2016.

This is improved property located at 600 12th Avenue South, 540, Nashville, TN 37203.

This conveyance is subject to any and all existing restriction and easements of record.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 10th day of May, 2019.

GRANTOR:

June Michelle McWhorter

June Michelle McWhorter

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared June Michelle McWhorter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 10 day of May, 2019.



Notary Public

My Commission Expires: 3/8/2022