WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON
This instrument prepared by: Christopher J. Thornton, P.C. 1061 Cresthaven Road Memphis, TN 38119 901-758-2580 Cartus File #3017981 *Return to:* Steltemeier & Westbrook, PLLC 3326 Aspen Grove Drive, Suite 604 Franklin, TN 37067	The actual consideration or value for this transfer, whichever is greater, is $476,500.00. Affiant Subscribed and sworn to me, this the 31st day of May, 2019. Notary Public My commission expires: 2/20/2023
Property Address: 600 12th Avenue S, Unit 606 NASHVILLE, TN 37203	**Parcel ID:** 093-13-0C-096.00-CO
Property owner: Amanda Lynn Trabue Jerel Ike Brodofsky	**Mail tax bills to:** Acopia, LLC 306 Northcreek Blvd.#100 Goodlettsville, TN 37072

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INDENTURE is made effective the 31st day of May, 2019, by **Beth Stalilonis, an unmarried woman,** First Parties, for the purpose of conveying the premises described herein to **Amanda Lynn Trabue and Jerel Ike Brodofsky, wife and husband,** Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 606 of ICON in the Gulch Mid-Rise, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing ICON in the Gulch Mid-Rise Condominium of record in Instrument Number 20080423-0041666, in the 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 on the Gulch Master Condominium, of record as Instrument Number 20080423-0041665, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit "D" to said Master Deed; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Beth Stalilonis, an unmarried woman by Warranty deed from Icon in the Gulch, LLC, a Tennessee limited liability company of record in Instrument No. 20110711-0053007 Register's Office for Davidson County, Tennessee, dated June 30, 2011 and recorded on July 11, 2011.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to 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 Mid-Rise Condominium of record in Instrument Number 200804230041666 and 20080423-0041665; Subject to all matters shown on the Plan attached Exhibit "D" to the Master Deed establishing Icon in the Gulch Master Condominium in Instrument 200804230041665 and 200804230041667 and to the Master Deed establishing Icon in the Gulch Mid-Rise Condominium in Instrument 200804230041666; Charter of the Icon in the Gulch Mid-Rise Condominium Assn., Inc. in Instrument 200804170038885, 200804170038886 and 200804170038884; Subject to all matters shown on the Plan of record in Book 21, page 117; Stormwater Detention Agreement in Instrument 200602240021730; Easement for sanitary sewers and/or storm drainage, water mains and pumps in Instrument 200602240021800; Subject to The Arts Center Redevelopment Plan in Book 10965, page 404 as amended in Book 11625, page 252, and further amended in Instrument 200207150084598; Easements retained in Council Bills Nos. 658 and 43-77 with respect to alley closures, the location of which are shown on Survey of Littlejohn Engineering Associates dated October 28, 2005; Temporary Construction Easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency in Instrument 200401050001338; Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476; Grant of Easement of record in Instrument Number 20180309-0022572, all in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 237819 DEEDWARR
06/03/2019 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,763.05
20190603-0052711

20190603-0052711

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2019, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Beth Stalilonis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Beth Stalilonis**, 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 SEAL AT OFFICE, in DAVIDSON County, this the 12th day of APRIL, 2019.

NOTARY PUBLIC

My Commission Expires: My Commission Expires March 8, 2022

JENNIFER A JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

