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

CRT File No. 190520828

Karen Johnson Davidson County
Batch# 245281 DEEDWARR
06/19/2019 09:40:14 AM 2 pgs
Fees: $13.00 Taxes: $1,137.75
20190619-0058916

DEBORAH L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner)

The actual consideration or value, whichever is greater, for this transfer is: $307,500.00.

Affiant

Subscribed and sworn to before me, this 17th day of June, 2019.

Notary Public
My Commission Expires: 7-24-2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David J. Domino and Jessica Domino 600 12th Avenue South, Apartment 818 Nashville TN 37203	~~New Owner~~ CMG Mortgage 3160 Crow Canyon Rd. Suite 400 San Ramon, CA 94583	Tax Parcel ID No. 093-13-0C-186.00 CO

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, **Eric Wright, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David James Domino and Jessica J. Domino, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 818 as set forth in the Master Deed Establishing ICON in the Gulch Master Condominium, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080423-0041665 in the Register's Office for Davidson County, Tennessee; and further by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record in Instrument No. 20080423-0041666 in said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deed.

Being the same property conveyed to ERIC WRIGHT, by deed from ICON IN THE GULCH LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20080820-0085688, DATED August 19, 2008, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 093-13-0C-186.00 CO.

Master Deed with Assessments and Easements of record as Instrument Nos. 20080423-0041665 and 20080423-004166 6 , said Register's Office.

Stormwater Detention Agreement of record as Instrument No. 20060224-0021730, said Register's Office.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Pumps of record as Instrument No. 20060224-021800, said Register's Office.

The Arts Center Redevelopment Plan of record in Book 10965, page 404, as amended in Book 11625, page 252, and as Instrument No. 20020715-0084598, said Register's Office.

Easement(s) retained in Council Bill Nos. 658 and 43-77 with respect to an alley closure.

Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, as made applicable in Ordinance No. BL2000-476 filed in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property located at 600 12th Avenue South, Apartment 818 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 17th day of June, 2019.

Eric Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 17th day of June, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075