Karen Johnson Davidson County
Batch# 253118 DEEDWARR
07/05/2019 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20190705-0065781

This instrument was prepared by and Please record and return to:
Freedom Title Services, LLC, 116 Center Ct, Clarksville, TN 37040
(931) 647-0677 phone

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TERRY SHANE LEMAY**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM E. SQUIRES, SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING UNIT NO. 1716 OF ICON IN THE GULCH TOWER CONDOMINIUM (THE "UNIT) AND ESTABLISHED BY THE MASTER DEED ESTABLISHING ICON IN THE GULCH TOWER CONDOMINIUM OF RECORD AS INSTRUMENT 20080423-0041667, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE ICON IN THE GULCH TOWER CONDOMINIUM CONSTITUTES THE TOWER 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 THE EXHIBIT E OF THE MASTER DEED ESTABLISHING ICON IN THE GULCH TOWER CONDOMINIUM. REFERENCE IS HEREBY MADE TO THE PLAT OF ICON IN THE GULCH TOWER CONDOMINIUM OF RECORD AS EXHIBIT D OF SUCH MASTER DEED ESTABLISHING ICON IN THE GULCH TOWER CONDOMINIUM, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT. TOGETHER WITH PARKING SPACE NUMBER 795, WHICH IS ASSIGNED AS LIMITED COMMON ELEMENTS APPURTENANT TO THE ABOVE DESCRIBED UNIT, AS SET FORTH AND DEFINED IN THE MASTER DEED.

(Parking Space 795 is also owned by the Grantor and it is his desire to convey to the Grantee that Parking Space rather than the Parking Space conveyed with this unit in the prior Deed referenced below. The Grantor is also retaining all ownership interest to the storage space number 747 conveyed to him in the Deed referenced below)

THIS BEING THE SAME PROPERTY CONVEYED UNTO TERRY SHANE LEMAY BY DEED FROM MARGARET ASH HOWELL, DATED NOVEMBER 30, 2012, OF RECORD AS INSTRUMENT NUMBER 20121204-0111613, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY MORE COMMONLY KNOWN AS 600 12TH AVE S #1716, NASHVILLE, TN 37203, AND IS DESIGNATED AS MAP AND PARCEL NO. 093 13 0C 336.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, 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.

Witness our hands this 1 day of July, 2019.

TERRY SHANE LEMAY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **TERRY SHANE LEMAY**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, TN, on this the 1 day of July, 2019.

NOTARY PUBLIC
My commission expires: 11-15-21

SAEDRA BAIRD NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

STATE OF TN
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this the 1 day of July, 2019.

NOTARY PUBLIC
My commission expires: 08-16-2022

BRITTNEY L. CLARK STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address New Owner(s) as follows:
BILL SQUIRES
600 12TH AVE S #1716
NASHVILLE, TN, 37203

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
093 13 0C 336.00

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Emily Betts, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 9, 2020