Karen Johnson Davidson County
Batch# 257111 DEEDWARR
07/15/2019 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20190715-0068913

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/15/21 (AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

G-P-19-600

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Hooper and Bryant Ransom	New Owner	
(NAME) **600 12th Avenue South #1506**	(NAME)	**093-13-0C-292.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEIF MYERS, A SINGLE MAN AND EMILY LEIGH, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL HOOPER AND BRYANT RANSOM,** ~~BOTH UNMARRIED~~ hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

* a married couple,

Land in Davidson County, Tennessee, being Unit No. 1506 of ICON in the Gulch Tower Condominium (the " Unit") and as established by the Master Deed Establishing ICON in the Gulch tower Condominium of record in Instrument No. 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 in Instrument No. 2008041665 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 Tower Condominium. Reference is hereby made to the plat of ICON in the Gulch Tower Condominium of record in as Exhibit D of such Master Deed Establishing ICON in the Gulch Tower Condominium for a more complete identification and description of such Unit.

Being the same property conveyed to Leif Myers and Emily Leigh, Joint Tenants with Right of Survivorship by Warranty deed from Justin Astroth , a married man of record in Instrument No. 20130215-0015944 Register's Office for Davidson County, Tennessee, dated February 15, 2013 and recorded on February 15, 2013.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan attached Exhibit "D" to the Master Deed establishing ICON in the Gulch Master Condominium in Instrument Nos. 20080423-0041665 and to the Master Deed establishing ICON in the Gulch Tower Condominium in Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master establishing ICON in the Gulch Master Condominium filed of record in Instrument Number 20080423-0041665, Register's Office for Davidson County, Tennessee.
- Charter of the ICON in the Gulch Master Condominium Association, Inc. of record in Instrument Number 20080417-0038884, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master establishing ICON in the Gulch Tower Condominium filed of record in Instrument Number 20080423-0041667, Register's Office for Davidson County, Tennessee.
- Charter of the ICON in the Gulch Tower Condominium Association, Inc. of record in Instrument Number 20080417-0038886, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060224-0021730, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Instrument Number 20060224-0021800, in the Register's Office for Davidson County, Tennessee.

• Subject to The Arts Center Redevelopment Plan of record in Book 10965, page 404, as amended in Book 11625, page 252, and further amended by Instrument Number 20020715-0084598, in the Register's Office for Davidson County, Tennessee.
• Easements retained in Council Bills Nos. 658 and 43-77 with respect to alley closures, the locations of which are shown on Survey by Littlejohn Engineering Associates dated October 28, 2005.
• Temporary construction easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency of record in Instrument Number 20040105-0001338, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20180309-0022572, in the Register's Office for Davidson County, Tennessee.
• Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 12th Avenue South #1506, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 11th DAY OF JULY, 2019.

Leif Myers

Emily Leigh

Emily Leigh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEIF MYERS, the within named bargainor, 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 official seal, this the 11th of July, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY LEIGH, the within named bargainor, 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 official seal, this the 11th of July, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY