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

CRT File No. 191023211

Karen Johnson Davidson County
Batch# 311192 DEEDWARR
11/05/2019 10:39:55 AM 2 pgs
Fees: $13.00 Taxes: $12,395.00

20191105-0114151

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,350,000.00.

Affiant

Subscribed and sworn to before me, this4th day of November, 2019.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rich Galgano 600 12th Avenue South #1016 Nashville TN 37203	~~New Owner~~ Wendy Galgano 24w, 100 Downwood Dr. Naperville, IL 60540	Tax Parcel ID No. 093-13-0C-234.00

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, **Earl Lee, LLC, a South Carolina Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wendy A. Galgano, Trustee of the Wendy A. Galgano Declaration of Trust u/a/d May 15, 2000**, ("Grantee"), her 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 Nos. 1013, 1014, 1015 and 1016 of ICON in the Gulch Tower Condominium (the "Unit") and as established by the Master Deed Establishing ICON inthe Gulch Tower Condominium of record as 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 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 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.

Being the same property conveyed by Quitclaim Deed from Earl Lee Development, LLC, a South Carolina limited liability company to Earl Lee Development, LLC, a South Carolina limited liability company as recorded on the 1st day of April, 2019 in Instrument No. 20190401-0029248, corrected by Affidavit of Kate Rosenthal, Attorney in Instrument No. 20190422-0036576; Warranty Deed from Gerald A. Wright, married to Earl Lee Development, LLC, a South Carolina limited liability company as recorded on the 1st day of April, 2019 in Instrument No. 20190401-0029235; Warranty Deed from Michael L. Adams, II, unmarried to Gerald A. Wright as recorded on the 3rd day of July, 2013 in Instrument No. 20130703-0068587; Warranty Deed from Allison Rae Sindelir, an unmarried woman to Gerald Wright as recorded on the 12th day of July, 2012 in Instrument No. 20120712-0061192; Warranty Deed from Louis Feagles and Lois Wagstrom to Gerald Wright as recorded on the 22nd day of June, 2012 in Instrument No. 20120622-0055041 and Warranty Deed from ICON in the Gulch, LLC, a Tennessee limited liability company to Gerald A. Wright as recorded on the 25th day of June, 2010 in Instrument No. 20100625-0049954, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ICON IN THE GULCH MID-RISE CONDOMINIUM of record in Instrument No. 20080423-0041666 and ICON IN THE GULCH MASTER CONDOMINIUM at Instrument No. 20080423-0041665, in the Register's Office of Davidson County, Tennessee; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument No. 20060224-0021800, in the Register's Office of Davidson County, Tennessee.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060224-0021730, in the Register's Office of Davidson County, Tennessee.

Assignment of Parking Spaces recorded at Instrument Nos. 20121009-0092464 and 20140305-0018672, in the Register's Office of Davidson County, Tennessee.

Assignment of Storage Units recorded at Instrument No. 20121009-0092463, in the Register's Office of Davidson County, Tennessee.

Grant of Easement for Comcast of Nashville, I, LLC, recorded in Instrument No. 20180309-0022572, in the Register's Office of Davidson County, Tennessee.

The Arts Redevelopment Plan recorded in Book 10965, Page 404 and Book 11625, Page 252 and Instrument No. 20020715-0084598, in the Register's Office of Davidson County, Tennessee.

Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the Northwest corner of said property.

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 as Instrument No. 20040105-0001338 in said Register's Office, the location of which is shown on Survey by Littlejohn Engineering Associates dated October 28, 2005.

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.

This is improved property located at600 12th Avenue South #1016 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 4th day of November, 2019.

Earl Lee, LLC

By: David Haverkamp, Member

By: Benjamin Nance, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared David Haverkamp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Members (or other officer authorized to execute the instrument) of Earl Lee Development, LLC, a South Carolina Limited Liability Company, the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members.

Witness my hand, at office, this 4th day of November, 2019.

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

Notary Public

My Commission Expires: