Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 331358 DEEDWARR
12/18/2019 09:24:12 AM 4 pgs
Fees: $23.00 Taxes: $3,848.00

20191218-0130454

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Birthright Title Agency
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072
BTA# 2019111096

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Douglas A. Fitzgerald 600 12th Ave S #2210 Nashville, TN 37203	Douglas A. Fitzgerald 600 12th Ave S #2210 Nashville, TN 37203	093-13-0C-408.00-CO

WARRANTY DEED

THIS INDENTURE, made this 6th day of December, 2019 between **KEVIN JONATHAN ZARUK** and wife, **CAROLYN WENDY KEIKO ZARUK,** husband and wife, residents of Davidson County, Tennessee (collectively "Grantor") and **DOUGLAS A. FITZGERALD**, a single man, a resident of Davidson County, Tennessee ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

LAND in Davidson County, Tennessee, being Unit No. 2210 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. 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 in Exhibit D of the Master Deed establishing ICON in the Gulch Tower Condominium, for a more complete identification and description of said Unit.

BEING the same property conveyed to Kevin Jonathan Zaruk and Carolyn Wendy Keiko Zaruk, husband and wife by Warranty Deed from T. Powell Hedley, of record in Instrument No. 20180131-0009702, Register's Office for Davidson County, Tennessee, dated January 30, 2018 and recorded on January 31, 2018.

BEING also known as 600 12th Ave S #2210, Nashville, Tennessee 37203

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

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 hereunder set Grantor's hand and seal as of the date first recited above.

KEVIN JONATHAN ZARUK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 3rd of December, 2019, before me personally appeared **Kevin Jonathan Zaruk**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Cheryl Sharp

Commission expires:

10/10/20

CHERYL D. SHARP
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

§34-6-101 et seq. This instrument and the powers granted herein shall not cease upon my disability, incompetency or incapacity but shall remain effective throughout any such disability, incompetency or incapacity.

IN WITNESS WHEREOF, I sign this Specific Power of Attorney on this the 3th day of December, 2019.

X _____ (L.S.)
CAROLYN WENDY KEIKO ZARUK

STATE OF Washington

COUNTY OF Whatcom

Before me, a Notary Public of the state and county aforementioned, personally appeared **CAROLYN WENDY KEIKO ZARUK** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of December, 2019.

V Joyce Vanderpol
Notary Public

My commission expires: 5/12/20

JOYCE VANDERPOL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
05-12-2020

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$1,040,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 9th day of December, 2019.

Notary Public
My commission expires: _____

