Name and Address of New Owner:
Ali Saras
600 12th Ave South, Apt. 2112
Nashville, TN 37203

Send Tax Bills To:
JPMorgan Chase Bank, N.A.
1111 Polaris Parkway
Columbus, OH 43240-2050

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Karen Johnson Davidson County
Batch# 357450 DEEDWARR
02/12/2020 02:55:40 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20200212-0016187

Map & Parcel No: 093-13-0C-397.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joslyn Williams, unmarried** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ali Saras, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 2112 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, said Register's Office and further by the Master Deed establishing ICON in the Gulch Tower Condominium of record as Instrument No. 20080423-0041667, said Register's Office, said Unit also being shown as part of Exhibits "D" to said Master Deeds.

Being the same property conveyed to Joslyn Williams, an unmarried woman by Warranty deed from Shane P. Leanna, Unmarried, of record in Instrument No. 20141106-0102388 Register's Office for Davidson County, Tennessee, dated October 30, 2014 and recorded on November 06, 2014.

Being improved property also known as: 600 12th Avenue South, Unit 2112, Nashville, Tennessee 37203.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-BH 20-600-2112

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of February, 2020.

Joslyn Williams (SEAL)
Joslyn Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joslyn Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of February, 2020.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of February, 2020.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Notary Public
My commission expires: 7/6/20

File No. 2020-548