Name and Address of New Owner:
Robert Lemuel Kirby
114 S. Court Square
McMinnville, TN 37110

Send Tax Statements To:
Robert Lemuel Kirby
114 S. Court Square
McMinnville, TN 37110

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NC-20020224

Map and Parcel: 093-13-0C-165.00-CO

Karen Johnson Davidson County
Batch# 397994 DEEDWARR
05/08/2020 03:23:30 PM 6 pgs
Fees: $33.00 Taxes: $2,107.15
20200508-0048315

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Nacario and Katherine Nacario, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert Lemuel Kirby**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 736 of ICON in the Gulch Mid-Rise, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing ICON in the Gulch Mid-Rise Condominium of record in Instrument Number 20080423-0041666, in the Register's Office for Davidson County, Tennessee. The ICON in the Gulch Mid-Rise Condominium constitutes the Mid-Rise 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. Subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof. Reference is hereby made to the plat of ICON in the Gulch Mid-Rise Condominium of record as Exhibit D to the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium, for a more complete identification and description of such Unit; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E to said Master Deed establishing ICON in the Gulch Mid-Rise Condominium.

Being the same property conveyed to Andrew Nacario and Katherine Nacario, husband and wife by Quitclaim Deed from Andrew Nacario of record in Instrument No. 20160907-0094184 Register's Office for Davidson County, Tennessee, dated August 30, 2016 and recorded on September 07, 2016.

This conveyance is subject to all matters shown on the Plan of record in Book 21, Page 117; Master Deed establishing a Horizontal Property Regime of Icon in the Gulch Mid-Rise Condominium of record in Instrument Number 20080423-0041666; Master Deed establishing a Horizontal Property Regime of Icon in the Gulch Master Condominium record in Instrument Number 20080423-0041665; all matters shown on the Plan attached Exhibit "D" to the Master Deed establishing Icon in the Gulch Master Condominium in Instrument No. 20080423-0041665 and Instrument No. 20080423-0041667 and to the Master Deed establishing Icon in the Gulch Mid-Rise Condominium in Instrument No. 20080423-0041666; Charter of the Icon in the Gulch Master Condominium Association, Inc. in Instrument No. 20080417-0038884; Charter of the Icon in the Gulch Mid-Rise Condominium Association, Inc. in Instrument No. 20080417-0038885; Charter of the Icon in the Gulch Mid-Rise Condominium Association, Inc. in Instrument 20080417-0038886; Stormwater Detention Agreement in Instrument No. 20060224-0021730; Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances in Instrument No. 20060224-0021800; Subject to The Arts Center Redevelopment Plan in Book 10965, Page 404 as amended in Book 11625, Page 252, and further amended in Instrument No. 20020715-0084598; Temporary Construction Easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency in Instrument No. 20040105-0001338; Grant of Easement of record in Instrument Number 20180309-0022572; all of the Register's Office for Davidson County, Tennessee; Easements retained in Council Bills Nos. 658 and 43-77 with respect to alley closures, the location of which are shown on Survey of 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 conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 600 12th Avenue South #736, Nashville, TN 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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand this 4th day of May, 2020.

Andrew Nacario

Katherine Nacario

State of Tennessee

County of _____

Personally appeared before me, Andrew Nacario and Katherine Nacario, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th of May, 2020.

_____
Notary Public
My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $533,500.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 4th day of May, 2020.

_____
Notary Public
My Commission Expires: _____

State of Tennessee

County of Rutherford

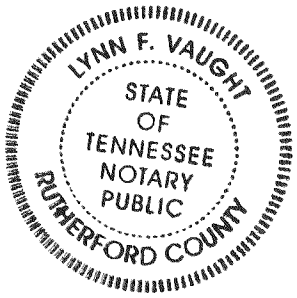
Personally appeared before me, Andrew Nacario and Katherine Nacario, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained. This document was executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020.

Witness my hand and seal this 4th of May, 2020.

Lynn F. Vaught

Notary Public

My Commission Expires: 2/20/2023



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $569,500.00.

Affiant Signature

Subscribed and sworn to before me, this 27th day of April, 2020

Angela D Newman

Commission Expires 9-26-2022

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught 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: 05/23/2023

SARAH CARTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY