Karen Johnson Davidson County
Batch# 416567 DEEDWARR
06/17/2020 08:43:30 AM 4 pgs
Fees: $23.00 Taxes: $1,465.20
20200617-0062635

Name and Address of New Owner:
Austin Tobak
600 12th Ave S Apt. 527
Nashville, TN 37203

Send Tax Statements To:
Legacy Home Loans LLC
4004 Hillsboro Pike Ste 216B
Nashville, TN 37215

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.: MC-20050818

Map and Parcel: 093 13 0C 076.00

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, **Robert L Kirby**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Austin Tobak**, an unmarried man, 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:

Unit No. 527 of ICON in the Gulch Mid-Rise Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666, 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 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 Mid-Rise Condominium. 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.

Being the same property conveyed to Robert L. Kirby by Warranty Deed filed for record on June 13, 2019 in Instrument Number 20190613-0057112, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Master Deed of record in Instrument Number 20080423-0041665, Instrument Number 20080423-0041666 and Instrument Number 20080423-0041667; Stormwater Detention Agreement of record in Instrument Number 20060224-0021730; Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20180309-0022572; HOA Charter of record in Instrument Number 20080417-0038884 and Instrument Number 20080417-0038885; Assignment of Parking Spaces of record in Instrument Number 20121009-0092464; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20060224-0021800; Ordinance No. 098-1188 for the Arts Center Redevelopment Plan of record in Book 10965, page 404, Book 11625, page 252 and Instrument Number 20020715-0084598; Memorandum of Development Agreement of record in Instrument Number 20150205-0010859; Subject to survey by Littlejohn Engineering Associates dated 10/28/2005 which sets out a roadway encroachment at the northwest corner of 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; 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 of Davidson County, Tenenssee; all matters as set forth per Book 21, page 117; all of the Register's Office of 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 Ave S Apt. 527, 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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my 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 my hand this 4th day of June, 2020.

Robert L Kirby

State of Tennessee

County of Rutherford

Personally appeared before me, Robert L Kirby, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $396,000.00.

Affiant Signature

Subscribed and sworn to before me, this 5th day of June, 2020.

Notary Public
My Commission Expires: 04/17/2023

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

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, Jessica L. Tolley, 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: 11-20-22

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY