WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2020.

Brian D Mitchell
Notary Public

MY COMMISSION EXPIRES: ____ (AFFI

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

R-VRES-20-600-311

Karen Johnson Davidson County
Batch# 460286 **DEEDWARR**
08/19/2020 02:10:43 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20200819-0093569

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph H. Carver, Trustee of the Joseph H. Carver Revocable Living Trust **Julie A. Carver, Trustee of the Julie A. Carver Revocable Living Trust**	new owner	
(NAME) **600 12th Avenue South, Unit 311**	(NAME)	**093-13-0C-442.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK E. DEUTSCHMANN AND SHERRY D. STEWART, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH H. CARVER, TRUSTEE OF THE JOSEPH H. CARVER REVOCABLE LIVING TRUST AND JULIE A. CARVER, TRUSTEE OF THE JULIE A. CARVER REVOCABLE LIVING TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 311 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 in the Register's Office for Davidson County, Tennessee; and further by the Master Deed Establishing ICON in the Gulch Mid-Rise Condominium of record as Instrument No. 20080423-0041666 in said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deeds.

Being the same property conveyed to Mark E. Deutschmann and spouse Sherry D. Stewart by Quitclaim deed from Mark E. Deutschmann a/k/a Mark Deutschmann of record in Instrument No. 20170501-0042190 Register's Office for Davidson County, Tennessee, dated April 24, 2017 and recorded on May 01, 2017.

This conveyance is subject to:
• Taxes for the year 2020, a lien not yet due and payable;
• Subject to all matters shown on the Plan attached Exhibit "D" to the Master Deed establishing ICON in the Gulch Master Condominium in Instrument Nos. 20080423-0041665 and to the Master Deed establishing ICON in the Gulch Tower Condominium in Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee;
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master establishing ICON in the Gulch Master Condominium filed of record in Instrument Number 20080423-0041665, Register's Office for Davidson County, Tennessee;
• Charter of the ICON in the Gulch Master Condominium Association, Inc. of record in Instrument Number 20080417-0038884, in the Register's Office for Davidson County, Tennessee;
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master establishing ICON in the Gulch Tower Condominium filed of record in Instrument Number 20080423-0041667, Register's Office for Davidson County, Tennessee;
• Charter of the ICON in the Gulch Tower Condominium Association, Inc. of record in Instrument Number 20080417-0038886, in the Register's Office for Davidson County, Tennessee;
• Stormwater Detention Agreement of record in Instrument Number 20060224-0021730, in the Register's Office for Davidson County, Tennessee;
• Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Instrument Number 20060224-0021800, in the Register's Office for Davidson County, Tennessee;
• Subject to The Arts Center Redevelopment Plan of record in Book 10965, page 404, as amended in Book 11625, page 252, and further amended by Instrument Number 20020715-0084598, in the Register's Office for Davidson County, Tennessee;

• 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 in Instrument Number 20040105-0001338, in the Register's Office for Davidson County, Tennessee;
• 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;
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
• Subject to rights of others in and to the common areas and/or elements;
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 12th Avenue South, Unit 311, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 14th DAY OF AUGUST, 2020.

MED
Mark E. Deutschmann

Sherry D. Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of August, 2020.

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of August, 2020.

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212