Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 471625 DEEDWARR
09/08/2020 11:37:21 AM 4 pgs
Fees: $23.00 Taxes: $1,849.96
20200908-0101908

GENERAL WARRANTY DEED

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel:**
Travis Smith and Debbie Smith **600 12th Ave S, Unit 415** **Nashville, TN 37203**	**New Owner**	**093-13-0C-031.00 CO**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$499,990.00**.

Affiant

Sworn to and subscribed before me this 4th day of September, 2020.

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 10-3-2020

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **WILLIAM POJEDINEC AND EMMA M. POJEDINEC, HUSBAND AND WIFE** (collectively, the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **TRAVIS SMITH AND DEBBIE SMITH, HUSBAND AND WIFE** (collectively, the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **600 12th Avenue South, Unit 415, Nashville, TN 37203, Davidson County, Tennessee.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 4th day of September 2020.

GRANTOR:

William Pojedinec

Emma M. Pojedinec

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of September, 2020, before me personally appeared William Pojedinec and Emma M. Pojedinec, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

Witness my hand, at office, this 4th day of September, 2020.

Notary Public
My Commission Expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Unit No. 415 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 in Instrument No. 20080423-0041666 in said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deed.

Being the same property conveyed to WILLIAM POJEDINEC AND EMMA M. POJEDINEC, HUSBAND AND WIFE, by deed from MICHAEL R. COLLINS, MARRIED, of record in Instrument No. 20190819-0082501, dated August 15, 2019, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 093-13-0C-031.00 CO.

2. Master Deed with Assessments and Easements of record as Instrument Nos. 20080423-0041665 and 20080423-0041666, said Register's Office.

3. Stormwater Detention Agreement of record as Instrument No. 20060224-0021730, said Register's Office.

4. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Pumps of record as Instrument No. 20060224-021800, said Register's Office.

5. The Arts Center Redevelopment Plan of record in Book 10965, page 404, as amended in Book 11625, page 252, and as Instrument No. 20020715-0084598, said Register's Office.

6. Easement(s) retained in Council Bill Nos. 658 and 43-77 with respect to an alley closure.

7. Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, as made applicable in Ordinance No. BL2000-476 filed in the Metropolitan Clerk's Office for Davidson County, Tennessee.