WARRANTY DEED

Karen Johnson Davidson County
Batch# 508541 DEEDWARR
11/03/2020 03:53:30 PM 2 pgs
Fees: $13.00 Taxes: $1,805.60
20201103-0128830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $468,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2020

Notary Public

MY COMMISSION EXPIRES: 11822

(AFFIX SEAL)

REGINA V SULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins. Co., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Christina H. Adams, unmarried woman	SAME	93-13C-21
(NAME)	(NAME)	
600 12th Ave. S #403		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20203000

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Chelsea Dugan, an unmarried woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Christina H. Adams, unmarried woman**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Unit 403 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 Mid-Rise Condominium, as established by Master Deed Establishing ICON in the Gulch Master Condominium, of record in 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 Chelsea Dugan by Warranty Deed from Omar Hassouna, dated March 12, 2018 and filed of record in Instrument No. 20180315-0024408 Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the following:

Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 10965, page 404, Book 11625, page 252; Instrument No. 20020715-0084598; Instrument No. 20130903-0092714; Instrument No. 20130903-0092715 and Instrument No. 20140410-0030060 Register's Office for said County.

Sanitary Sewer Storm Drainage Easement appearing of record in Instrument No. 20060224-0021800, Register's Office for said County.

Stormwater Detention Easement appearing of record in Instrument No. 20060224-0021730, Register's Office for said County.

Alley Closures Easement appearing of record in Council Bills 658 and 43-77, Register's Office for said County.

Urban Overlay of record in Metro Ordinance #BL 2000-364 and #BL 2000-476, said Register's Office.

Master Deed of record Instrument No. 20080423-0041665 and 20080423-0041666, said Register's Office.

Assessments set out in Master Deed of record Instrument No. 20080423-0041665 and 20080423-0041666, said Register's Office.

Assignment of Storage Unit of record in Instrument No. 20121009-0092463, said Register's Office.

Assignment of Parking Spaces of record in Instrument No. 20121009-0092464, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 600 12th Ave. S #403, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of October, 2020.

Chelsea Dugan

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Chelsea Dugan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th of October, 2020.

Christine L. Lind
Notary Public

My Commission Expires: 11.22.21

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

True Copy Certification

I, John A Bell Sr., 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 TN

County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Sr. 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: 3-8-2021
Notary Seal (if on paper)

ALANA LOWSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY