THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201131566

Karen Johnson Davidson County
Batch# 538190 **DEEDWARR**
12/18/2020 12:04:56 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20201218-0150247

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $575,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of December, 2020.

Notary Public
My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul Vredenburg 600 12th Avenue South, Unit 535 Nashville TN 37203	New Owner	Tax Parcel ID No. 093-13-0C-084.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sterling T. Harrison and Kristi K. Harrison, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Paul Vredenburg**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 535 of Icon in the Gulch Mid-Rise Condominium, 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 STERLING T. HARRISON and KRISTI K. HARRISON, HUSBAND AND WIFE, by deed from LUKE WOOTEN, of record in Instrument No. 20170510-0046443 , dated May 5, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 093-13-0C-084.00 CO.

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

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

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Pumps of record as Instrument No. 20060224-0021800, said Register's Office

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, Instrument No. 20130903-0092714, Instrument No. 20130903-0092715 and as Instrument No. 20140410-0030060, said Register's Office.

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

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

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

This is improved property located at 600 12th Avenue South, Unit 535 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2020.

Sterling T. Harrison

Kristi K. Harrison

STATE OF TEXAS)

COUNTY OF HARRIS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sterling T. Harrison and Kristi K. Harrison, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2020.

Notary Public

My Commission Expires: February 20, 2024

GINGER HAPPACHER
Notary ID #128889032
My Commission Expires
February 20, 2024