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

CRT File No. 21033378

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $425,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2021.

Notary Public
My Commission Expires: 07/03/2023

Karen Johnson Davidson County
Batch# 610879 DEEDWARR
04/08/2021 11:29:25 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20210408-0046913

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul F. Shea 600 12th Avenue South, Unit 1104 Nashville TN 37203	New Owner	Tax Parcel ID No. 093-13-0C-239.00 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, **Laura Goodall Niewold, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul F. Shea, a single man** ("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. 1104 of ICON in the Gulch Tower Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Gulch Tower Condominium of record in Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Tower Condominium constitutes the Tower Unit in the ICON in the Gulch Master Condominium, as established by the 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 Tower Condominium. Reference is hereby made to the plat of ICON in the Gulch Tower Condominium of record in Exhibit "D" of such Master Deed Establishing ICON in the Gulch Tower Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to Laura Goodall Niewold, by deed from ICON In the Gulch, LLC, a Tennessee limited liability company, of record in Instrument No. 20120117-0004602 , dated January 13, 2012 , said Register's Office.

Being the same property conveyed to Ann Ralls Niewold, Laura Goodall Niewold and husband, Charles Ralls Niewold, as tenants in common with rights to survivorship, by deed from Laura Goodall Niewold, of record in Instrument No. 20121029-0098988 , dated October 29, 2012 , said Register's Office.

Being the same property conveyed to LAURA GOODALL NIEWOLD, by deed from CHARLES RALLS NIEWOLD AND ANN RALLS NIEWOLD BROWN, of record in Instrument No. 20191216-0129178 , dated December 12, 2019 , said Register's Office.

Said property was never the marital residence of Grantor.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-88-EXP-21-60-1104

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 093-13-0C-239.00 CO.

Master Deed and ByLaws with assessments and easements of record as Instrument Nos. 20080423-0041665 and 20080423-0041667, being amended in Instrument No. 20200403-0035998, 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. 20060224-021800, 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, 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.

This is improved property located at 600 12th Avenue South, Unit 1104 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 22nd day of March, 2021.

Laura Goodall Niewold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laura Goodall Niewold, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of March, 2021.

Notary Public

My Commission Expires: 07/09/2022

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09 2022