THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Foothills Title Services, Inc.
121 Station Drive
Maryville, TN 37804
FHTS# NAS2021035074

Karen Johnson Davidson County
Batch# 629630 DEEDWARR
05/05/2021 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,354.20
20210505-0060426

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Thomas Alexander Marbury 600 12th Ave S, 712 Nashville, TN 37203	Thomas Alexander Marbury C/O Wells Fargo Bank N.A 2701 Wells Fargo Way Minneapolis, MN 55467-8000	093-13-0C-142.00

WARRANTY DEED

THIS INDENTURE, made this 3rd day of May, 2021 between **TROY D. BROWN,** unmarried, resident of Knox County, Tennessee ("Grantor") and **THOMAS ALEXANDER MARBURY,** unmarried, resident of Davidson County, Tennessee ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, being Unit No. 712 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 Troy D. Brown, a married man, by Warranty Deed of record in Instrument No. 201806200059355 in the Register's Office for Davidson County, Tennessee, dated June 18, 2018.

Grantor Initials: \ Grantee Initials: TAM

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

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 hereunder set Grantor's hand and seal as of the date first recited above.

TROY D. BROWN

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Troy D. Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 30th day of April 2021.

Notary Public
My Commission Expires: 3/5/24

STATE OF TENNESSEE NOTARY PUBLIC B. CHANG KNOX COUNTY MY COMMISSION EXPIRES 3-5-2024

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$366,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 3rd day of May, 2021.

Notary Public
My commission expires: 10/27/2021

CANDACE CLABO STATE OF TENNESSEE NOTARY PUBLIC BLOUNT COUNTY

TRUE COPY CERTIFICATION

I, Elaine Herndon 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 documents executed and authenticated according to law.

Elaine Herndon 5/4/21

Signature/Date

STATE OF TENNESSEE
COUNTY OF BLOUNT

Personally appeared before me, the undersigned, a notary public for this county and state, Elaine Herndon, 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: 10/27/2021

Notary's Seal:

CANDACE CLABO
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY