Karen Johnson Davidson County
Batch# 660535 **DEEDWARR**
06/21/2021 11:31:27 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20210621-0083241

WARRANTY DEED

April G. Nichols
State of Tennessee Notary Public
Williamson County

2021-221

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of May, 2021.

(Affix Seal) Notary Public

My Commission Expires: 12.24.2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Melissa O'Brien 600 12th Avenue S Unit 628 Nashville, TN 37203	NEW OWNER	093.13-0C-117.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Bradley D. Lowell and Ashley Lowell**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Melissa O'Brien**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Unit No. 628 of ICON in the Gulch Mid-Rise Condominium (the"Unit") an as establish 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 Bradley D. Lowell, a single man from Charles Taylor Mount, unmarried by Warranty Deed dated January 26, 2018 and recorded February 05, 2018 in Instrument No. 20180205-0011416, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 600 12th Avenue S, Unit 628, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs 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.

Witness my/our hand(s) this 28th day of May, 2021.

Bradley D. Lowell

Ashley Lowell

State of Tennessee
County of Williamson

Personally appeared before me, Ryan Beane a Notary Public in and for said County and State, the within named Bradley D. Lowell and Ashley Lowell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of May, 2021.

Notary Public
My Commission Expires: 11/6/2023

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson