WARRANTY DEED

Karen Johnson Davidson County
Batch# 666010 DEEDWARR
06/25/2021 04:06:30 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20210625-0086828

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$340,000.00.**

Affiant

Subscribed and sworn to before me, this the day of June, 2021.

Notary Public

My commission expires:

(AFFIX SEAL)

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Behzad Brati	Behzad BARATI	**Map 093-13-0-C Parcel 064-00co**
600 12th Avenue S.#514	600 12th Ave S #514	
Nashville, TN 37203	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tyson M. Tune and Tabitha Ong Tune, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Behzad Brati, a single man

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:

Unit No. 514 of ICON in the Gulch Mid-Rise Condominium and as established by the Master Deed establishing ICON in the Gulch Mid-Rise Condominiums of record in Instrument No. 20080423-0041666, said 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 the Master Deed establishing ICON in the Gulch Mid-Rise Condominium, of record in Instrument No. 2000423-0041665, said Register's Office for Davidson County, Tennessee. 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 Tyson M. Tune and Tabitha Ong Tune by Deed dated July 25, 2014 from Jennifer, J. Walker, a single person, of record in Instrument NO. 20140729-0067535, said Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) Master Deed establishing ICON in the Gulch Mid-Rise Condominium of Record in Instrument No. 20080423-0041666, said Register's Office for Davidson County, Tennessee. 2) Charter of ICON in the Gulch Mid-Rise Condominium Association, Inc., of record in Instrument No. 20080417-0038885, said Register's Office for Davidson County, Tennessee. 3) Subject to the conditions set out in the Quitclaim Deed of record in Instrument No. 20060731-0092178, said Register's Office for Davidson County, Tennessee. 4) Stormwater Detention Agreement of record in Instrument No. 20060224-0021730, said Register's Office for Davidson County, Tennessee. 5) Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Pumps of record in Instrument No. 20060224-0021800, said Register's Office for Davidson County, Tennessee. 6) Restrictive Covenants for the Arts Center Redevelopment Plan of record in Book 10965, Page 404, amended in Book 11625, Page 252, Instrument No. 20020715-0084598, Instrument No. 20130903-0092714, Instrument No 20130903-0092715, and Instrument No. 20140410-0030060, said Register's Office for Davidson County, Tennessee. 7) Easements retained in Council Bills No. 658 and 43-77 with respect to ally closures, the locations of which are shown on Survey by Littlejohn Engineering Associates dated October 28, 2005. 8) Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee. 9) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20180309-0022572, said Register's Office for Davidson County, Tennessee. 10) Master Deed establishing ICON in the Gulch Mid-Rise Condominium of Record in Instrument No. 20080423-0041665, said Register's Office for Davidson County, Tennessee. 11) Charter of Icon in the Gulch Master Condominium Association, Inc., of record in Instrument No. 20080417-0038884, said Register's Office for Davidson County, Tennessee. 12) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **600 12th Avenue S.#514, 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 GRANTEES that we 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 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 GRANTEES, 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 25th day of **June, 2021.**

Tyson M. Tune

Tabitha Ong Tune

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tyson M. Tune and Tabitha Ong Tune,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of **June, 2021.**

Notary Public

JOHN T. COC
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON

My Commission Expires: 12/14/24

True Copy Certification

I, John A. Bell Jr., 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, Leah Moore a notary public for this county and state, John A. Bell Jr., 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: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025