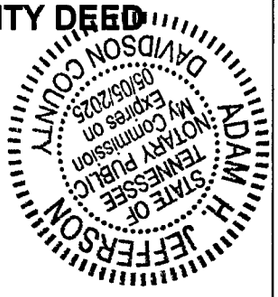
WARRANTY DEED



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 THE 8th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

W-VRE-21-600-540

Karen Johnson Davidson County
Batch# 712923 **DEEDWARR**
09/10/2021 12:48:51 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20210910-0121603

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Black	**Legacy Home Loans, LLC**	
(NAME)	(NAME)	
600 12th Ave S Unit 540	**4004 Hillsboro Road Suite 216B**	**093-13-0C-089.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ADAM ROSENBAUM AND SUSAN ROSENBAUM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH BLACK, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 540 of ICON in the Gulch Mid-Rise Condominium (the "Unit") and 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 Adam Rosenbaum and Susan Rosenbaum, husband and wife by Warranty Deed from June Michelle McWhorter, an unmarried woman of record in Instrument No. 20190516-0046081 Register's Office for Davidson County, Tennessee, dated May 10, 2019 and recorded on May 16, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years,
- All matters shown on the Plan of record in Book 21, Page 117, Register' s Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions for Icon in the Gulch Master Condominium of record in Instrument Number 20080423-0041665, Register's Office for Davidson County, Tennessee.
- Charter of the Icon in the Gulch Master Condominium Association, Inc., in Instrument No. 20080417-0038884, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions for Icon in the Gulch Mid-Rise Condominium of record in Instrument Number 20080423-0041666, Register's Office for Davidson County, Tennessee.
- Charter of the Icon in the Gulch Mid-Rise Condominium Association, Inc., in Instrument No. 20080417-0038885, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Icon in the Gulch Tower Condominium of record in Instrument Number 20080423-0041667, amended in Instrument Nos. 20191205-0125597, 201-1205-0125663, and 20200403-0035998 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

- Charter of the Icon in the Gulch Tower Condominium Association Inc., in Instrument 20080417-0038886, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument No. 20060224-0021730, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage, water mains and pumps in Instrument No. 20060224-0021800, Register's Office for Davidson County, Tennessee.
- Subject to The Arts Center Redevelopment Plan in Book 10965, Page 404 as amended in Book 11625, Page 252, and further amended in Instrument No. 20020715-0084598, Register's Office for Davidson County, Tennessee.
- Easements retained in Council Bills Nos. 658 and 43-77 with respect to alley closures, the location of which are shown on Survey of Littlejohn Engineering Associates dated October 28, 2005.
- Temporary Construction Easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency in Instrument No. 20040105-0001338, Register's Office for Davidson County, Tennessee.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20180309-0022572, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 12th Ave S Unit 540, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th DAY OF SEPTEMBER, 2021.

Adam Rosenbaum by John Gleaves Attorney in Fact
Adam Rosenbaum by John Gleaves
Attorney in Fact

Susan Rosenbaum by John Gleaves Attorney in Fact
Susan Rosenbaum by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ADAM ROSENBAUM AND SUSAN ROSENBAUM, and who acknowledged he/she/they executed the same as the free act and deed of the said ADAM ROSENBAUM AND SUSAN ROSENBAUM.

Witness my hand and official seal, this the 8th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212