Karen Johnson Davidson County
Batch# 755199 DEEDWARR
11/15/2021 03:11:30 PM 4 pgs
Fees: $23.00 Taxes: $2,268.10
20211115-0151950

#36725

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36725-11-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $613,000.00. Affiant Subscribed and sworn to before me this ____ day of November, 2021. Notary Public My Commission Expires:

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 26, 2025

WARRANTY DEED

Address New Owner: Steven Redding, Trustee, Kellie Redding, Trustee 600 12th Avenue S. #312 Nashville, TN 37203	**Send Tax Bills To:** NEW OWNERS 600 12th Avenue S. #312 Nashville, TN 37203	**Tax Information:** Map and Parcel No.: 093130C44300CO

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, **OC Place LLC, an Ohio limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven Redding and Kellie Redding, Trustees of the Steven and Kellie Redding Revocable Living Trust dated October 18, 2013** ("Grantees"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 600 12th Avenue S. #312, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 4th day of November, 2021.

OC Place LLC, an Ohio limited liability company

BY: _____
David Coury, Sole Member

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named David Coury, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Sole Member of OC Place, LLC, an Ohio limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of November, 2021.

_____
Notary Public

My Commission Expires:

NOTARIAL SEAL
STATE OF OHIO

JENNIFER N. THOMAS
Notary Public, State of Ohio
Cuyahoga County
My Commission Expires
June 18, 2022

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Unit No. 312 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, and Amendment are recorded in Instrument no. 20211028-0145150 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, and Assignment are recorded in Instrument No. 20121009-0092463 and Instrument No. 20121009-0092464 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 Master Deed Establishing Icon in the Gulch Mid-Rise Condominium of record as Exhibit D to the Master Deed Establishing Master Deed Establishing Icon in the Gulch Mid-Rise Condominium, for a more complete identification and description of such Unit.

Parking Space numbers 348 and 350 are also conveyed.

Being the same property conveyed to OC Place LLC, an Ohio limited liability company, by Warranty Deed from Derek J. Bartron, unmarried, of record in Instrument No. 20180606-0054318, in the Register's Office of Davidson County, Tennessee, dated June 05, 2018 and recorded on June 06, 2018.

This conveyance is made subject to:

1. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Icon in the Gulch Mid-Rise Condominium of record in Instrument No. 20080423-0041666, as amended by instrument(s) of record in Instrument no. 20211028-0145150; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
2. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Icon in the Gulch Master Condominium of record in Instrument No. 20080423-0041665,and Assignment are recorded in Instrument No. 20121009-0092463 and Instrument No. 20121009-0092464; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
3. Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060224-0021800.
4. Easement for Grant of Easement, recorded in Instrument No. 20180309-0022572.
5. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060224-0021730.
6. Ordinance of The Arts Center Redevelopment Plan of record in Book 10965, Page 404, as amended in Book 11625, Page 252, and further amended by Instrument No. 20020715-0084598 in said Register's Office.
7. Easements retained in Council Bills Nos. 658, and 43-77 with respect to alley closures, the locations of which are shown on Survey by Littlejohn Engineering Associates dated October 28, 2005.

TRUE COPY CERTIFICATION

I, George E. Mudter, 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 on 11/4/2021.

George E. Mudter, Jr.
Dated 11/4/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 11/4/2021

My commission expires 10/2/2023

