Karen Johnson Davidson County
Batch# 775914 DEEDWARR
12/17/2021 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20211217-0167176

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Patricia Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William McAllister	New Fed Mortgage	093-13-0C-182-00
(NAME)	(NAME)	
600 12th Avenue S. #814	98 High Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Danvers MA 01923	
(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 considerations, the receipt of which is hereby acknowledged, I/we **David Carleton Marsh and Nancy Jean Marsh, as Trustees of The Marsh Family Revocable Trust dated March 10, 2004 dated March 10, 2004**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William R. McAllister, a single man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 814 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 David Carleton Marsh and Nancy Jean Marsh, Trustees of the Marsh Family Revocable Trust dated March 10, 2004 by Warranty Deed from Jade Cherwak, married, dated 04/07/2017 and recorded 04/12/2017, of record in Instrument 201704120035724, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2022 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 21, Page 117, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 4220, Page 723 and in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200804230041665, and Instrument 200804230041667, and Assignments of recorded in Instrument 201210090092463, Instrument 201210090092464 and Instrument 201403050018672, and Amendments Declarations of record in Instrument 201912050125663 and Instrument 202004030035998, Registers Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200804230041666, Register's Office for Davidson County, Tennessee. Temporary Construction Easement including terms and conditions thereof as recorded in Instrument 200401050001338, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of recorded in Instrument 200602240021800, in the Register's Office for Davidson County, Tennessee. Grant of Easement including terms and conditions thereof as recorded in Instrument 201803090022572, in the Register's Office for Davidson County, Tennessee. StormWater Detention Agreement of record in Instrument 200602240021730, Register's Office for Davidson County, Tennessee. Memorandum of Development Agreement recorded 02/05/2015 of record in Instrument 201502050010859, in the Register's Office for Davidson County, Tennessee. An Ordinance approving the Arts Center Redevelopment Plan of record in of record in Book 10965, Page 404 and Supplemental Requirements of record in Book 11625, Page 252, Register's Office for Davidson County, Tennessee. Ordinance of record in Instrument 200207150084598, Register's Office for Davidson County, Tennessee. Charter of Icon in the Gulch Master Condominium Association of record in Instrument 200804170038884, Register's Office for Davidson County, Tennessee. Charter of Icon in the Gulch Mid-Rise Condominium Association of record in Instrument 200804170038885, Register's Office for Davidson County, Tennessee. Charter of Icon in the Gulch Tower Condominium Association of record in Instrument 200804170038886, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 600 12th Avenue S. #814, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 9th day of December, 2021.

Marsh Family Revocable Trust dated March 10, 2004

By: David Carlton Marsh
David Carlton March, Trustee

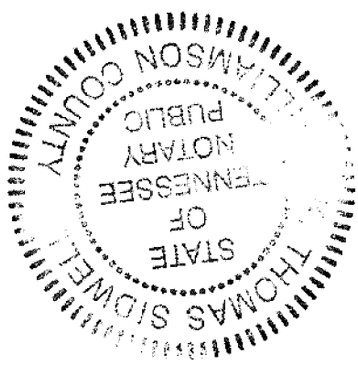
By: Nancy Marsh
Nancy Marsh, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Carleton Marsh and Nancy Jean Marsh, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself/herself to be the Trustees of Marsh Family Revocable Living Trust dated March 10, 2004, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of December, 2021.

Notary Public:
My Commission Expires: 11/5/25



202112170167176

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/15/2021 (date of document).

Affiant Signature

12/15/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 15th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

202112170167176