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. 36832-12-2021**	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me this 12th day of January, 2022. Notary Public My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Ariel Elaine Bunch 600 12th Ave South, #437 Nashville, TN 37203	**Send Tax Bills To:** Legacy Home Loans LLC 4084 Hillsboro Pk Ste 216B Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 093130C43700CO

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, **Michael T. Hackney, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ariel Elaine Bunch, unmarried** ("Grantee"), her heirs 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 60012th Ave South, #437, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that he 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 himself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs 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.

Karen Johnson Davidson County
Batch# 792429 DEEDWARR
01/18/2022 03:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20220118-0006998
202201180006998

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of January, 2022.

Michael T. Hackney

STATE OF MASSACHUSETTS

COUNTY OF Barnstable

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael T. Hackney, 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.

Witness my hand, at office, this 5 day of January, 2022.

Notary Public

My Commission Expires:

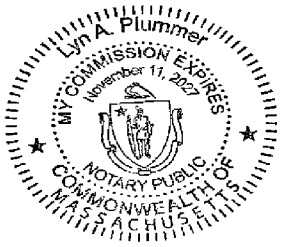


EXHIBIT "A"

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

Unit No. 437 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 Assignments are recorded in Instrument Nos. 20121009-0092463 and 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.

Being the same property conveyed to Michael T. Hackney, married, by Warranty Deed from Jennifer Elizabeth Sledge, unmarried, of record in Instrument No. 20170501-0042237, in the Register's Office of Davidson County, Tennessee, dated April 21, 2017 and recorded on May 01, 2017. Also being the same property conveyed to Michael T. Hackney, married, by Warranty Deed from Jennifer Elizabeth Sledge, unmarried, of record in Instrument No. 20170602-0055453, in the Register's Office of Davidson County, Tennessee, dated April 21, 2017 and recorded on June 02, 2017.

This conveyance is made subject to:

1. 2022 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
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 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.
3. 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 Assignments are recorded in Instrument Nos. 20121009-0092463 and 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.
4. Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060224-0021800, Register's Office for Davidson County, Tennessee.
5. Easement recorded in Instrument No. 20180309-0022572, Register's Office for Davidson County, Tennessee.
6. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060224-0021730, Register's Office for Davidson County, Tennessee.
7. 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.
8. 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.
9. 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.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 1/5/22

GEORGE E. MUDTER, JR.
Dated 1/5/22

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 acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 1/5/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

