This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15735-DJ

Karen Johnson Davidson County
Batch# 812824 DEEDWARR
03/01/2022 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220301-0022907

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 17th day of February, 2022.

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian M. Schaaf, Trustee of Schaaf Family Trust dated October 20, 2008 6332 West Fullam Street Glendale, AZ 85305	Broker Solutions Inc., dba New American Funding and/or it's Warehouse Lender 14511 Myford Road Suite 100 Tustin, CA 92780	093-13-0C-281-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **William D. Wood and Teresa L. Wood, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brian M. Schaaf or Lisa M. Schaaf or their successors, as Trustees of The Schaaf Family Trust dated October 20, 2008**, hereinafter called the Grantee(s), their successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 1412 of Icon in the Gulch Tower Condominium (the "Unit") and as established by the Master Deed Establishing Icon in the Gulch Tower Condominium of record as Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee. The Icon in the Gulch Tower Condominium constitutes the Tower Unit in the Icon in the Gulch Master Condominium, as established by the Master Deed Establishing Icon in the Guich Master Condominium, of record as Instrument No. 20080423-0041665, Register's Office for Davidson County, Tennessee. Also conveyed herewith is the undivided percentage interest in the Common Elements appurtenant o the Unit as set forth in Exhibit "E" of the Master Deed Establishing Icon in the Guich Tower Condominium. Reference is hereby made to the plat of Icon in the Gulch Tower Condominium of record as Exhibit "D" of such Master Deed Establishing Icon in the Guich Tower Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to William D. Wood and Teresa L. Wood, husband and wife, by deed from Sescily Lowe, married, of record in Instrument No. 20150623-0059881, Register's Office for Davidson County, Tennessee, dated June 19, 2018 and recorded on June 23, 2015.

This is improved property located at: **600 12th Avenue South, Unit 1412, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number 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 this 16 day of February, 2022.

GRANTOR:

William D. Wood

Teresa L. Wood

STATE OF Georgia
COUNTY OF Forsyth

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William D. Wood and Teresa L. Wood, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16 day of February, 2022.



Notary Public
My Commission expires: 8-2-25

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 2/17/2022.

Kirsten Virden
Affiant Signature

2/17/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of February, 2022..

Bria Sawyers
Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

