WARRANTY DEED

DM-TAG-23-600-415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

DAWN MARTIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Pills and Thrills Holding, LLC	Same as new owner	
(NAME)	(NAME)	**093 13 0C 031.00**
1816 McKelvy Road		
(ADDRESS)	(ADDRESS)	
Camden, TN 38320		
(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, **PAIGE WALTERS AND JAKE WALTERS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PILLS AND THRILLS HOLDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Unit No. 415 of Icon in the Gulch, 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 provision of Tennessee Code Annotated Title 66 Chapter 27 Section 101 et seq. of record in Instrument No. 20080423-0041665 Register' Office for Davidson County, Tennessee and further by Master Deed establishing Icon in the Gulch Mid-Rise Condominium of record in Instrument No. 20080423-0041666, as amended in Instrument No. 20211028-0145150, Register's Office for Davidson County, Tennessee said unit being shown as Part of Exhibits "D" to said Master Deeds.

Being the same property conveyed to Paige Blumenshine, by Warranty Deed from Travis Smith and Debbie Smith, husband and wife, of record in Instrument No. 20210203-0015595, in the Register's Office of Davidson County, Tennessee, dated January 28, 2021 and recorded on February 03, 2021. Paige Blumenshine has since married Jaked Walters and is now known as Paige Walters.

This conveyance is subject to:

- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- 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; 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.
- 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.
- Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060224-0021800.
- Easement for Grant, recorded in Instrument No. 20180309-0022572.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060224-0021730.
- The Arts Center Redevelopment Plan of record in Book 10965, Page 404, as amended in Book 11625, Page 252, and as Instrument No. 20020715-0084598, said Register's Office.
- Easement(s) retained in Council Bill Nos. 658 and 43-77 with respect to an alley closure.
- Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 as made applicable in Ordinance

Karen Johnson Davidson County
Batch# 977677 **DEEDWARR**
03/07/2023 10:54:31 AM 2 pgs
Fees: $13.00 Taxes: $2,516.00

20230307-0016252

No. BL2000-476 filed in the Metropolitan Clerk'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 #415, 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 28th DAY OF FEBRUARY, 2023.

Paige Walters

Paige ~~Blumenshine~~ Walters

Jake Walters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAIGE ~~BLUMENSHINE~~ Walters, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAKE WALTERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

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