Karen Johnson Davidson County
Batch# 997349 DEEDWARR
04/28/2023 10:16:30 AM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20230428-0031418

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 37606-03-2023** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 27th day of April, 2023.<br><br>Notary Public<br><br>My Commission Expires: |

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Richard Daniel Neier<br>600 12th Avenue South #1001<br>Nashville, TN 37203 | **Send Tax Bills To:**<br>new owner | **Tax Information:**<br>Map and Parcel No.:<br>093130C22100CO |

**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, **Thomas Sexton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Daniel Neier, unmarried** ("Grantee"), his 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 600 12th Avenue South #1001, Nashville, TN 37203.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 27th day of April, 2023.

Thomas Sexton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Sexton, 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 27th day of April, 2023.

Notary Public

My Commission Expires:

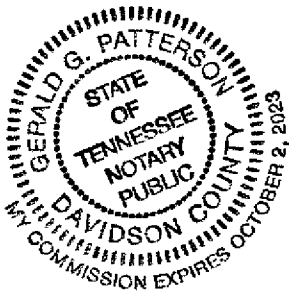


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1001, 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 Tower Condominium of record as Instrument No. 20080423-0041667 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 Thomas Sexton, a single person, by deed dated September 9, 2020 from John M. McLaren, Trustee, Nancy Coggeshall Everett, Trustee and Keenan McLaren Hartman, Co-Trustee of The Keenan C. McLaren Trust of 2004 Dated of record in Instrument No. 20200914-0104599, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 093130C22100CO.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20060731-0092178, Register's Office for Davidson, County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for ICON in the Gulch Master Condominium, of record in Instrument No. 20080423-0041665 and ICON in the Gulch Tower Condominium Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains and pumps of record in Instrument No. 20060224-0021800, Register's Office for Davidson County, Tennessee.
6. Temporary Construction Easement of record in Instrument No. 20040105-0001338, Register's Office for Davidson County, Tennessee.
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.
8. Storm water detention agreement of record in Instrument No. 20060224-0021730, Register's Office for Davidson County, Tennessee.
9. Subject to 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, Register's Office for Davidson County, Tennessee.
10. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364 made applicable by Ordinance No. 2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
11. Grant of Easement of record in Instrument No. 20180309-0022572
12. Subject to rights of others in and to the common areas and/or elements.

## Tennessee Certification of Electronic Document

I, George Mudter, 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 4/27/23 (date of document).

Affiant Signature

4/27/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of April, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY