WARRANTY DEED

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1032949 DEEDWARR
08/01/2023 10 58 09 AM 2 pgs
Fees $13 00 Taxes $2,053 50

20230801-0059255

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of July, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
1814 Realty, LLC	Same	093-13-0C-351 00-CO
(NAME) 600 12th Avenue South #1814	(NAME) 3535 Calder, Ste 310	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Beaumont, TX 77706	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20231207

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Benjamin Posnick, unmarried,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **1814 Realty, LLC, a Texas Limited Liability Company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Certain real property situate in Davidson County, Tennessee, and described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No 1814 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 Master Deed establishing Icon in the Gulch Master Condominium, of record as Instrument No 20080423-0041665, 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 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 Gulch Tower Condominium, for a more complete identification and description of such Unit

BEING the same property conveyed to Benjamin Posnick, an unmarried man, by Warranty Deed from Christopher Caputo and Julie Ryan Caputo, husband and wife, dated December 28, 2020 and filed of record in Instrument No 20210104-0000405, Register's Office for Davidson County, Tennessee

RESTRICTIONS

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act· as set out in Section 66-27-101 et seq Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof, to the By-Laws for the administration thereof, to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Icon in the Gulch Tower Condominium and filed of record in Instrument No 20080423-0041667 and Instrument No 20080423-0041665, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat

Also subject to

Stormwater Detention Agreement of record in Instrument No 20060224-0021730, Register's Office for said County

Easement for sanitary sewers and/or storm drainage, water mains and pumps appearing of record in Instrument No 20060224-0021800, Register's Office for said County

Arts Center Redevelopment Plan appearing of record in Book 10965, page 404, amended in Book 11625, page 252 and further amended in Instrument No 20020715-0084598, Register's Office for said County

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 10/28/2005

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

Grant Easement appearing of record in Instrument No. 20180309-0022572, Register's Office for said County.

Charter of Icon in the Gulch Master Condominium Association, appearing of record in Instrument No. 20080417-0038884, Register's Office for said County

Charter of Icon in the Gulch Tower Condominium Association, appearing of record in Instrument No 20080417-0038886, Register's Office for said County

Unimproved ☐

This is improved ☒ property, known as 600 12th Avenue South #1814, Nashville, TN 37203
(House No) (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 GRANTEES, their heirs and assigns forever, and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 Wherever used any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 28th day of July, 2023

Benjamin Posnick

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Benjamin Posnick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 28th of July, 2023.

Melissa D. Rogers
Notary Public
My Commission Expires 3/25/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY