WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130015098 DEEDWARR
Recvd: 02/22/13 14:25 2 pgs
Fees: 13.00 Taxes: 740.00

20130222-0018086

G-KW-13-600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER (S)
Steven Michael Doerman II	Peoples Home Equity	
(NAME)	(NAME)	
600 12th Avenue South #618	150 N. Seven Oaks	093130C10800CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **JAMES W. HONEYCUTT AND WIFE, LAUREN W. HONEYCUTT,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEVEN MICHAEL DOERMAN II, AN UNMARRIED MAN** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

UNIT NO. 618 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, 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, 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 ICON IN THE GULCH MID-RISE CONDOMINIUM OF RECORD AS EXHIBIT D TO THE 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 JAMES W. HONEYCUTT AND WIFE, LAUREN W. HONEYCUTT BY WARRANTY DEED FROM ICON IN THE GULCH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 23RD DAY OF SEPTEMBER, 2009 IN INSTRUMENT NO. 20090923-0088591, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO THE AFFORDABLE HOUSING USE RESTRICTION

The said Grantee, its heirs, successors and assigns, takes title to the property subject to the following restriction (referred to herein as the "Affordability Requirement") relating to its use, which shall be deemed a covenant running with the land but which shall terminate and be of no further force and effect five (5) years from September 23, 2009 (date of original conveyance): the property must be owned by an individual or individuals whose household earnings at the time the individual enters into a binding purchase and sale agreement for the property are eighty percent (80%) or less of the median income for household size for the Nashville, Tennessee area as defined by the Department of Housing and Urban Development ("HUD"), as adjusted manually by HUD, and if rented, the property must be rented by an individual or individuals whose household earnings during the term of the lease are eighty percent (80%) or less of the median income for household size for the Nashville, Tennessee area as defined by HUD, as adjusted annually by HUD. Notwithstanding the foregoing, or anything to the contrary set forth herein, the Affordability Requirement shall be tolled at the time of the holder of a first mortgage (a "holder") acquires the property in the event of foreclosure or pursuant to a deed in lieu of foreclosure. The remaining term of the Affordability Requirement shall begin to run at the time the Holder executes a binding sale and purchase agreement to a subsequent Purchaser or upon the execution of a lease agreement. The Holder must notify MDHA within thirty (30) days of its acquisition of the property. Purchaser, or any Holder or subsequent purchaser, shall require any prospective owner or renter of the property to provide satisfactory evidence of his/her family income to MDHA to ensure that the Affordability Requirement has been met at the time of the execution of a binding sale and purchase agreement or lease for the property. The property is subject to the Affordable Restrictions as provided in the Master Deed of record in Instrument No. 20080423-0041665 and 20080423-0041666, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS ALSO SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE MASTER DEED ESTABLISHING ICON IN THE GULCH MID-RISE CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20080423-0041665 AND ICON IN THE GULCH MASTER CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20080423-0041666; EASEMENT OF RECORD IN INSTRUMENT NO. 20060224-0021800 AND EASEMENT OF RECORD IN INSTRUMENT NO. 20040105-0001338; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20060224-0021730 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **600 12th Avenue South #618 Nashville, Tennessee 37203**

(House Number) (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 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 13 day of February 2013

James W. Honeycutt by John Gleaves, attorney-in-fact

James W. Honeycutt by John Gleaves,
Attorney in Fact

Lauren W. Honeycutt by John Gleaves, as her attorney-in-fact

Lauren W. Honeycutt by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of February, 2013, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James W. Honeycutt and Lauren W. Honeycutt and who acknowledged he executed the same as the free act and deed of the said James W. Honeycutt and Lauren W. Honeycutt.

Witness my hand and official seal, this the 13th day of February, 2013.

Megan Paulus

Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

1-9-16

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212