WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140047582 DEEDWARR
Recvd: 07/03/14 10:14 2 pgs
Fees:13.00 Taxes:281.20
20140703-0058709

R-VRES-14-510-1005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/15/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC 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)
John Sharpe	**Same as New Owner**	
(NAME)	(NAME)	
510 Gay Street, #1005		**093-01-0A-256.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(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, I/we **HAWKINS COUNTY LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN SHARPE,** 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:

Land in Davidson County, Tennessee, being Unit No. 1005, as more particularly described in that certain Master Deed for Capitol Towers of record in Book 8607, Page 417, as amended in Book 11072, page 626, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hawkins County Land Company, LLC, a Tennessee limited liability company by deed from Ricky Linn Palmateer and Steven John Fast, as tenants in common with a right of survivorship of record in Instrument No. 20090820-0078401 Register's Office for Davidson County, Tennessee, dated August 17, 2009 and recorded on August 20, 2009.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- All matters shown on Plat recorded in Book 7900, page 345 amended in Book 9700, page 682, Register's Office for Davidson County, Tennessee.
- Instrument recorded in Book 2735, page 473 and Book 2883, page 312, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property regime of Capitol Towers, and recorded in Book 8607, page 417 amended in Book 11072, page 626, Register's Office for Davidson County, Tennessee.
- Charter of Capitol Towers Condominium Association of record in Book 8608, page 843, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 120 and 121, Register's Office for Davidson County, Tennessee.
- Short Form Lease by and between Capitol Towers, limited, a Tennessee Limited Partnership and Capitol Towers Condominium Association, Inc. of record in Book 8607, Page 469 and Book 8607, page 414, in the Register's Office for Davidson County, Tennessee.
- Collateral Assignment of Subleases, Assessments and Lien for Assessments by and between Capitol Towers Condominium Association, Inc., a Tennessee nonprofit corporation and Capitol Towers, limited, a Tennessee limited partnership of record in Book 8607, Page 472, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130517-0050049, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **510 Gay Street, #1005, Nashville, Tennessee 37219**.

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 1st DAY OF JULY, 2014.

Hawkins County Land Company, LLC

BY: _____
Michael A. Faulk
Sole Member

BY: _____
Michael A. Faulk
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL A. FAULK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of HAWKINS COUNTY LAND COMPANY, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of July, 2014.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL A. FAULK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of HAWKINS COUNTY LAND COMPANY, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of July, 2014.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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