BILL GARRETT, Davidson County
Trans:T20150034761 DEEDWARR
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Fees:18.00 Taxes:888.00
20150506-0041152

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL M. BOYD
ATTORNEY AT LAW
P.O. BOX 2666
LEWISBURG, TENNESSEE 37091

FOR IDENTIFICATION ONLY:
PARCEL ID: 093 13 0C 079.00
DAVIDSON COUNTY ASSESSOR'S OFFICE
PROPERTY ADDRESS: 600 12TH AVE S #530
NASHVILLE, TN 37203

WARRANTY DEED FROM: TIMOTHY HAWKINS, AN UNMARRIED MAN

TO: PATRICIA B. HAWKINS

For and in consideration of the sum of One Dollar ($1.00), and other good and valuable consideration, I, the undersigned, **TIMOTHY HAWKINS,** an unmarried man, have this day bargained and sold and do hereby sell, transfer and convey all my right, title, interest, and estate in and to a certain tract or parcel of land hereinafter described unto **PATRICIA B. HAWKINS**, her heirs and assigns, in fee simple forever.

To have and to hold the said condominium apartment unit, with the appurtenances, estate, title and interest thereto belonging unto the said grantee, her heirs and assigns, in fee simple.

The grantor covenants that he is lawfully seized and possessed of the granted realty and that he has a good and lawful right to sell and convey the same; that the property is not encumbered except as herein stated; and that the grantor will forever warrant and defend the title thereto unto the said grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

The property conveyed is lying and situated in DAVIDSON County, Tennessee, and is more particularly described as follows, to-wit:

Unit No. 530 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.

This the same property conveyed to Timothy Hawkins and Thomas Hawkins, III, as tenants in common with the right of survivorship by ICON in the Gulch, LLC, by instrument #20100115-0003955, of record in the Office of the Register of Davidson County, Tennessee; said instrument is the source of the description used herein. The said Thomas Hawkins, III, also known as Thomas Hale Hawkins, III, a resident of Marshall County, Tennessee, subsequently died on January 26, 2012, and the undersigned, Timothy Hawkins, acquired his interest in the property by right of survivorship.

The property is conveyed subject to the following:

1. The 2015 Davidson County Taxes will be paid by the Grantee who expressly assumes and agrees to pay the same.
2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deeds establishing a Horizontal Property Regime of ICON in the Gulch Condominiums of record as Instrument Nos. 20080423-0041665 and 20080423-0041666, and including, but not limited to the By-Laws shown as Exhibits "B"; the plans shown as Exhibits "D", and the Rules and Regulations shown as Exhibits "G" to said Master Deeds, in the Register's Office for Davidson County, Tennessee.
3. Charter of the ICON in the Gulch Master Condominum Association, Inc., of record as Instrument No. 20080417-0038884 in said Register's Office.
4. Charter of the ICON in the Gulch Mid-Rise Condominum Association, Inc., of record as Instrument No. 20080417-0038885 in said Register's Office.
5. Stormwater Detention Agreement of record in Instrument No. 20060224-0021730 in said Register's Office.
6. Easement for Sanitary Sewers and/or storm drainage, water mains, and pumps of record as Instrument No. 20060224-0021800 in said Register's Office.
7. 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 in said Register's Office.
8. Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the northwest corner of the property.
9. Easements retained in Council Bills Nos. 658 and 43-77 with respect to alley closures, the locations of which are shown by Survey by Littlejohn Engineering Associates dated October 28, 2005.
10. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
11. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Possession of the realty will be given to grantee with delivery of this instrument.

2015 realty taxes will be paid by the grantee who expressly assumes and agrees to pay the same.

This 4 day of MAY, 2015

Jim Hawkins

TIMOTHY HAWKINS

STATE OF TENNESSEE
COUNTY OF MARSHALL

Personally appeared before me, Michael M. Boyd, a Notary Public in and for the County and State aforesaid, TIMOTHY HAWKINS, with whom I am personally acquainted (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCED), and who acknowledged that HE executed the within instrument for the purposes therein contained.

My commission expires: 8-30-2016
Witness my hand, at office, this 4 day of MAY, 2015.

Michael M. Boyd
NOTARY PUBLIC

SEAL:



STATE OF TENNESSEE
COUNTY OF MARSHALL

The undersigned makes oath that the actual value or consideration of this transfer is $240,000.00.

Patricia B. Hawkins

Sworn to and subscribed before me this 4 day of MAY, 2015.

Michael M. Boyd
NOTARY PUBLIC
MY COMMISSION EXPIRES: 8-30-2016

SEAL:



NAME AND ADDRESS OF PROPERTY OWNER &
RESPONSIBLE FOR TAXES:
PATRICIA B. HAWKINS
ADDRESS: 1550 Collins Hollow Rd
Lewisburg, Tn. 37091