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Prepared by:
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $445,000.00

Affiant

Subscribed and sworn to before me, this 12 day of June 2015.

Notary Public
My commission expires: _____

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

BILL GARRETT, Davidson County
Trans:T20150047104 DEEDWARR
Recvd: 06/15/15 10:26 3 pgs
Fees:18.00 Taxes:1646.50
20150615-0056329

Address of New Owner:	Send Tax Bills to:	Tax Information
M. Reed Collins 600 12th Ave South #415 Nashville TN 37203	owner	093130C031.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Trever C. Tummins, a married man hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Michael R. Collins, a single man hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 415 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 provision of Tennessee Code Annotated Tile 66 Chapter 27 Section 101 et seq. of record in Instrument No. 20080423-0041665 Register' Office for Davidson County, Tennessee and further by Master Deed establishing ICON in the Gulch Mid Rise Condominium of record in Instrument No. 20080423-9941666 Register's Office for Davidson County, Tennessee said unit being shown as Part of Exhibits "D" to said Master Deeds.

Being the same property conveyed to Trever C. Tummins by deed from Christopher Allen Welch of record in Instrument No. 20120822-0075535 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No 20080423-0041665 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code

BOX 10-A
RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Annotated, and is subject to the provisions and requirements thereof; also subject 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of ICON in the Gulch Master Condominiums 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No 20080423-0041666 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of ICON in the Gulch Mid Rise Condominium 4) Charter for the ICON in Gulch Master Condominium Association of record in Instrument No. 20080417-0038884 5) Stormwater Detention Agreement of record In Instrument No. 20060224-0021730 6) Easement for Sanitary Sewers of record in Instrument No. 20060224-0021800 7) Charter for the ICON in Gulch Mid Rise Condominium Association of record in Instrument No. 20080417-0038885

This property is improved property known as 600 12th Ave South #415, Nashville, Tennessee 37203

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12th day of June, 2015.

Trever C. Tummins

Ashley M. Godsey, by Trever C. Tummins, Her Attorney-in-fact
who joins in this conveyance for the sole purpose of
conveying any marital interest that she may have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Trever C. Tummins , the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 12th day of June, 2015.

Sheri Engel
Notary Public

My Commission expires January 11, 2016

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of June, 2015, before me personally appeared Trever C. Tummins to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ashley M. Godsey acknowledged that such person executed the same as the free act and deed of Ashley M. Godsey.

Sheri Engel
Notary Public

My Commission expires January 11, 2016

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08859