This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
116 Center Ct
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Karen Johnson Davidson County
Batch# 306078 DEEDWARR
10/25/2019 09:12:05 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20191025-0109501

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, PATRICIA B. HAWKINS, AN UNMARRIED WOMAN, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CALVIN MCKAY, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, 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 MSTER 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 BEING THE SAME PROPERTY CONVEYED UNTO PATRICIA B. HAWKINS BY DEED FROM TIMOTHY HAWKINS, DATED MAY 4, 2015, OF RECORD AS INSTRUMENT NUMBER 20150506-0041152, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 600 12TH AVE S #530, NASHVILLE, TN, 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22nd day of October, 2019.

Patricia B. Hawkins
PATRICIA B. HAWKINS

STATE OF TENNESSEE
COUNTY OF Marshall

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

DONE at offices in Lewisburg TN (City), TN, on this the 22 day of October, 2019.

Vickie Hay
NOTARY PUBLIC
My commission expires: 1-26-2021

VICKIE HAY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ Marshall

The actual consideration or value, whichever is greater, for this transfer is **$345,000.00.**

Linda Sanders
Affiant

Subscribed and sworn to before me, this the 22nd day of October, 2019.

Vickie Hay
NOTARY PUBLIC
My commission expires: 1-26-2021

VICKIE HAY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Address New Owner(s) as follows:
CALVIN MCKAY
5821 Ford Apple Rd.
Clarksville, TN 37043

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 093 13 0C 079.00