This instrument was prepared by Craig P. Fickling, FICKLING & MADEWELL, 118 East First Street, P. O. Box 1483 Cookeville, Tennessee, 38501, based upon information supplied by Sellers/Grantors. The preparers of this instrument make no warranties as to title, ownership, the existence of liens or encumbrances, tax liabilities, zoning ordinances, boundary lines or any other representations relative to the property described herein

Owner !
Send tax bills to: Mike McCloud
705 North Dixie Avenue
Cookeville, Tennessee 38501

BILL GARRETT, Davidson County
Trans:T20120035034 DEEDQC
Recvd: 05/11/12 13:52 4 pgs
Fees:22.00 Taxes:0.00
20120511-0041095

Tax Identification: Map & Parcel **093130C34900C0**

## QUITCLAIM DEED

**PICK-UP**

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

I, the undersigned **DALENE M. MCCLOUD,** have bargained and sold, and by these presents do hereby transfer, quitclaim and convey unto, **MIKE MCCLOUD,** his heirs and assigns, all my right, title and interest in and to a certain tract of real estate situated in the Davidson County, Tennessee and being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Unit No.1812 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 provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20080423-0041665 in the Register's Office for Davidson County, Tennessee; and further by the Master Deed Establishing ICON in the Gulch Tower Condominium of record as Instrument No 20080423-0041667 in said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deeds.**

**Being part of the same property conveyed to ICON in the Gulch, LLC, a Tennessee limited liability company, by Deed from Metropolitan Development and Housing Agency of record as Instrument No. 20060731-0092178 in the Register's Office for Davidson County, Tennessee.**

**The conveyance of the above-described parcel of land is subject to the following:**

1. 2010 Davidson County Taxes have been prorated by the parties and assumed by the Grantee.

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 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 Instruments Nos. 20080423-0041665 and 20080423-0041667, 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 Condominium Association, Inc., of record as Instrument No. 20080417-0038884 in said Register's Office.

4. Charter of the ICON in the Gulch Tower condominium Association, Inc. of record as Instrument No. 20080417-0038886, in said Register's Office.

5. Stormwater Detention Agreement of record as Instrument No. 200600224-0021730 in said Register's Office.

6. Easement for sanitary sewers and/or storm drainage, water mains and pumps of record as Instrument No. 200600224-0021800 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 Associated dated October 28, 2005, shows a roadway encroachment at the northwest corner of said property.

9. Easements retained in Council Bills No. 658, and 43-77 with respect to alley closures, the locations of which are shown on Survey by Littlejohn Engineering Associates dated October 28, 2005.

10. Temporary Construction Easement between BellSouth Telecommunications, Inc. and Metropolitan Development and Housing Agency of record as Instrument No. 20040105-0001338 in said Register's Office, the location of which is shown on Survey by Littlejohn Engineering Associated dated October 28, 2005.

**11. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-200-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.**

**12. 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.**

**The previous and last conveyance being a General Warranty Deed from ICON IN THE GULCH, LLC to McCLOUD AND WIFE, DALENE McCLOUD recorded on 01-27, 2010, in Book *, Page ____, in the Register's Office of Davidson County, Tennessee. Map and Parcel 093130C34900C0** *20100127-0006951

The description of the property herein conveyed is the same as the previous recorded deed.

WITNESS my hand this 2nd day of March, 2012.

**Dalene M. McCloud**

**STATE OF TENNESSEE )**
**COUNTY OF PUTNAM )**

Before me, a Notary Public in the State and County aforesaid, personally appeared **DALENE M. MCCLOUD,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained and as her free act and deed.

Witness my hand and official seal, at Cookeville, Tennessee, this 2nd day of March, 2012.

Notary Public

NICOLE LYNN RIPPIN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF PUTNAM

My Commission Expires:
May 19, 2014

**STATE OF TENNESSEE**
**COUNTY OF PUTNAM**

The actual consideration or value, whichever is greater, for this transfer if $ -0-.

Affiant

Subscribed and sworn to before me, this 2nd day of March, 2012.

My Commission Expires: May 19, 2014

Notary Public/Register

NICOLE LYNN RIPPIN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF PUTNAM