**Record and Return Mail To:**
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

BILL GARRETT, Davidson County
Trans: T20120087513 DEEDQC
Recvd: 11/15/12 15:26 4 pgs
Fees: 22.00 Taxes: 0.00
20121115-0105608

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
**Philip T. Rueth and Lana L. Rueth, Co-Trustees, Rueth Family Revocable Living Trust**
**600 12th Avenue South, #834**
**Nashville, TN 37203**

Send Tax Bills To:
**Same**

Map and Parcel No.
**093-13-0-C-202**

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Philip T. Rueth and Lana L. Rueth, married** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Philip T. Rueth and Lana L. Rueth, Co-Trustees, Rueth Family Revocable Living Trust Agreement dated November 13, 2012** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Unit No. 834 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 Mid-Rise Condominium of record as Instrument No. 20080423-0041666 in said Register's Office; said unit also being shown as part of Exhibits "D" to said Master Deeds.

Being conveyed herewith is the assignment of two parking spaces and one storage assignment, which shall be identified in an amendment to the Master Deed to be recorded by the Developer at a later date.

Being the same property conveyed to **Philip T. Rueth and Lana L. Rueth, a married couple**, by Warranty Deed dated August 1, 2008, from **ICON In the Gulch, LLC, a Tennessee limited liability company**, of record as Instrument No. 20080813-0083247 in the Register's Office for Davidson County, Tennessee.

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

1. 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 Instruments 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.

2. Charter of the ICON in the Gulch Master Condominium Association, Inc., of record as Instrument No. 20080417-0038884 in said Register's Office.

3. Charter of the ICON in the Gulch Mid-Rise Condominium Association, Inc., of record as Instrument No. 20080417-0038885 in said Register's Office.

4. Stormwater Detention Agreement of record as Instrument No. 20060224-0021730 in said Register's Office.

5. Easement for sanitary sewers and/or storm drainage, water mains and pumps of record as Instrument No. 20060224-0021800 in said Register's Office.

6. 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.

7. Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the northwest corner of said property.

8. Easements retained in Council Bills Nos. 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.

9. 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 Associates dated October 28, 2005.

10. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, 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.

This is improved property known as **600 12th Avenue South #834, Nashville, TN 37203.**

(Description from prior deed of record).

**IN WITNESS WHEREOF**, the Grantors hereby affix their signatures on this the 13th day of November, 2012.

**Philip T. Rueth**

**Lana L. Rueth**

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 **Philip T. Rueth**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of November, 2012.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
11/18/2015

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 **Lana L. Rueth**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of November, 2012.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
11/18/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Philip T. Ruth
Affiant

Sworn to and subscribed to before me, this the 13th day of November, 2012.

Notary Public

My Commission Expires:
11/18/2015

