BILL GARRETT, Davidson County
Trans:T20160020549 DEEDQC
Recvd: 03/14/16 11:12 2 pgs
Fees:12.00 Taxes:0.00
20160314-0023898

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29th DAY OF February, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C. DBA VANDERPOOL & PEARMAN, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8003 BURCH JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Matthew Burch and Elizabeth Burch	same	093130C14800CO
600 12th Avenue South Apt 718		
Nashville, TN 37203		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ELIZABETH M. KIRKLAND NKA ELIZABETH BURCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

MATTHEW BURCH AND ELIZABETH BURCH, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 600 12th Avenue South Apt 718, Nashville, TN 37203

Witness my hand on this 29th day of February, 2016

Elizabeth M. Kirkland nka Elizabeth Burch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: Elizabeth M. Kirkland nka Elizabeth Burch, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Elizabeth M. Kirkland nka Elizabeth Burch executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of February, 2016

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

16-8003 BURCH JV

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 718 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 the same property conveyed to *Elizabeth M. Kirkland, unmarried by Warranty Deed from ICON In the Gulch, LLC, a Tennessee limited liability company, recorded on the 13th day of October, 2008 in Instrument No. 20081013-0103081, in the Register's Office of Davidson County, Tennessee.

*Elizabeth M. Kirkland having since married Matthew Burch and is now known as Elizabeth Burch

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

1. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
3. Charter of Icon in the Gulch Mid-Rise Condominium Association, Inc. recorded at Instrument No. 20080417-0038885 and Icon in the Gulch Master Association, Inc. recorded at Instrument No. 20080417-0038884.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ICON IN THE GULCH MID-RISE CONDOMINIUM of record in Instrument No. 20080423-0041666 and ICON IN THE GULCH MASTER CONDOMINIUM of record in Instrument No. 20080423-0041665 ; 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 building thereon.
5. Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument No. 20060224-0021800.
6. Stormwater Detention Agreement recorded at Instrument No. 20060224-0021730.
7. Affordable Housing Use Restrictions as set forth in deed recorded in Instrument No. 20081013-0103081.
8. The Arts Redevelopment Plan recorded in Book 10965, Page 404, Book 11625, Page 252 and Instrument No. 20020715-0084598.
9. Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the northwest corner of said property.
10. 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.
11. 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.
12. 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.
13. Assignment of Storage Unit recorded at Instrument No. 20121009-0092463.
14. Assignment of Parking Spaces recorded at Instrument No. 20121009-0092464.