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Commitment Number: 16NL32712
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This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
PATRICK K. CUNNINGHAM and **SCARLETT K. CUNNINGHAM**, 600 12TH AVE S., UNIT 614, NASHVILLE, TN 37203

EXEMPT: Transfer for no consideration Sec. 67-4-409(a)(4)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 093130C10400CO

QUITCLAIM DEED

PATRICK K. CUNNINGHAM A/K/A PATRICK KYLE CUNNINGHAM, married to SCARLETT K. CUNNINGHAM, hereinafter grantor, whose tax-mailing address is **600 12TH AVE S., UNIT 614, NASHVILLE, TN 37203**, for $0.00 and as a gift to spouse as consideration paid, grants and quitclaims to **PATRICK K. CUNNINGHAM** and **SCARLETT K. CUNNINGHAM**, husband and wife, hereinafter grantees, whose tax mailing address is **600 12TH AVE S., UNIT 614, NASHVILLE, TN 37203**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land referred to in this Commitment is described as follows: A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: UNIT NO. 614 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 MASTER 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. AFFORDABLE HOUSING USE RESTRICTION: THE GRANTEE, [HIS/HER/ITS] HEIRS, SUCCESSORS AND ASSIGNS, TAKES TITLE TO THE PROPERTY SUBJECT TO THE FOLLOWING RESTRICTION (REFERRED TO HEREIN AS THE "AFFORDABILITY REQUIREMENT") RELATING TO ITS USE, WHICH SHALL BE DEEMED A COVENANT RUNNING WITH THE LAND BUT WHICH SHALL TERMINATE AND BE OF NO FURTHER FORCE AND EFFECT FIVE (5) YEARS FROM [DATE OF THE ORIGINAL CONVEYANCE FROM SELLER]: THE PROPERTY MUST BE OWNED BY AN INDIVIDUAL OR INDIVIDUALS WHOSE HOUSEHOLD EARNINGS AT THE TIME THE INDIVIDUAL ENTERS INTO A BINDING PURCHASE AND SALE AGREEMENT FOR THE PROPERTY ARE EIGHTY PERCENT (80%) OR LESS OF THE MEDIAN INCOME FOR HOUSEHOLD SIZE FOR THE NASHVILLE, TENNESSEE AREA AS DEFINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD"), AS ADJUSTED ANNUALLY BY HUD, AND IF RENTED, THE PROPERTY MUST BE RENTED BY AN INDIVIDUAL OR INDIVIDUALS WHOSE HOUSEHOLD EARNINGS DURING THE TERM OF THE LEASE ARE EIGHTY PERCENT (80%) OR LESS OF THE MEDIAN INCOME FOR HOUSEHOLD SIZE FOR THE NASHVILLE, TENNESSEE AREA AS DEFINED BY HUD, AS ADJUSTED ANNUALLY BY HUD. NOTWITHSTANDING THE FOREGOING, OR ANYTHING TO THE CONTRARY SET FORTH HEREIN, THE AFFORDABILITY REQUIREMENT SHALL BE TOLLED AT THE TIME THE HOLDER OF A FIRST MORTGAGE (A "HOLDER") ACQUIRES THE PROPERTY IN THE EVENT OF FORECLOSURE OR PURSUANT TO A DEED IN LIEU OF FORECLOSURE. THE REMAINING TERM OF THE AFFORDABILITY REQUIREMENT SHALL BEGIN TO RUN AT THE TIME THE HOLDER EXECUTES A BINDING SALE AND PURCHASE AGREEMENT TO A SUBSEQUENT PURCHASER OR UPON THE EXECUTION OF A LEASE AGREEMENT. THE HOLDER MUST NOTIFY MDHA WITHIN THIRTY (30) DAYS OF ITS ACQUISITION OF THE PROPERTY. PURCHASER, OR ANY HOLDER OR SUBSEQUENT PURCHASER, SHALL REQUIRE ANY PROSPECTIVE OWNER OR RENTER OF THE PROPERTY TO PROVIDE SATISFACTORY EVIDENCE OF HIS/HER FAMILY INCOME TO MDHA TO ENSURE THAT THE AFFORDABILITY REQUIREMENT HAS BEEN MET AT THE TIME OF THE EXECUTION OF A BINDING SALE AND PURCHASE AGREEMENT OR LEASE FOR THE PROPERTY. THE CONVEYANCE OF THE ABOVE-DESCRIBED PARCEL OF LAND IS SUBJECT TO THE FOLLOWING: 1. 2009 DAVIDSON COUNTY TAXES HAVE BEEN PRORATED BY

THE PARTIES AND PAID BY GRANTOR; 2010 AND SUBSEQUENT TAXES ARE 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 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. 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 MID-RISE CONDOMINIUM ASSOCIATION, INC., OF RECORD AS INSTRUMENT NO. 20080417-0038885 IN SAID REGISTER'S OFFICE. 5. STORMWATER DETENTION AGREEMENT OF RECORD AS INSTRUMENT NO. 20060224- 0021730 IN SAID REGISTER'S OFFICE. 6. EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE, WATER MAINS AND PUMPS OF RECORD AS INSTRUMENT NO. 20060224-0021800 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 ASSOCIATES DATED OCTOBER 28, 2005, SHOWS A ROADWAY ENCROACHMENT AT THE NORTHWEST CORNER OF SAID PROPERTY. 9. 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. 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. BEING THE SAME PROPERTY CONVEYED TO PATRICK K. CUNNINGHAM, A SINGLE PERSON BY WARRANTY DEED FROM ICON IN THE GULCH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED 11/06/2009 AS DOCUMENT 20091106-0102895. Commonly

Known As: 600 12TH AVE S UNIT 614, NASHVILLE, TN 37203 TAX ID: 093130C10400CO
Property Address is: 600 12TH AVE S., UNIT 614, NASHVILLE, TN 37203

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded as **DOCUMENT 20091106-0102895** in the Register's Office of Davidson County, Tennessee.

Parcel ID: 093130C10400CO

Executed by the undersigned on 16th Aug, 2016:

Patrick K Cunningham AKA Patrick K Cunningham

PATRICK K. CUNNINGHAM A/K/A PATRICK KYLE CUNNUNGHAM,

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 16th Aug, 2016 by **PATRICK K. CUNNINGHAM A/K/A PATRICK KYLE CUNNUNGHAM,** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Janes A. Farley
Notary Public

STATE OF KANSAS
COUNTY OF JOHNSON

The actual consideration for this transfer is $0.00.

Affiant Paul Wille

Subscribed and sworn to before me, this the 18 **Day of** August **20**16.

Notary

JUSTIN FOSTER
Notary Public
State of Kansas
My Commission Expires 03/14/2020

TRUE COPY CERTIFICATION

I, Sherry A. Simon, do hereby make oath that I am a Licensed Attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sherry A. Simon

Signature

State of Kansas

County of Johnson

Personally appeared before me, Justin Caddel, a notary public for this county and state, Sherry A. Simon, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Justin Caddel

Notary's Signature

My Commission Expires: 9/30/2019

JUSTIN CADDEL
Notary Public, State of Kansas
My Appointment Expires
9/30/2019

Notary's Seal (if on paper)