BILL GARRETT, Davidson County
Trans:T20170050885 DEEDQC
Recvd: 06/14/17 13:59 8 pgs
Fees:42.00 Taxes:0.00

20170614-0059805

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Edwin Gilbert Kirkland, Affiant Subscribed and sworn to before me this 9th day of June, 2017. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Edwin Gilbert Kirkland and/or Marie Hope Brownsey Kirkland, Trustees 700 12th Avenue South, Unit 501 Nashville, Tennessee 37203	SAME	093 13 0C 313.00 CO 093 14 0 121.00 161 10 0A 163.00 118 02 0 163.00 180 00 0 052.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Edwin Gilbert Kirkland, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the

subject real property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Edwin Gilbert Kirkland and/or Marie Hope Brownsey Kirkland, Trustees of The Marie & Edwin Kirkland Living Trust, established by the Revocable Trust Agreement of Edwin Gilbert Kirkland and Marie Hope Brownsey Kirkland dated June 9, 2017**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 9th day of June, 2017.

Edwin Gilbert Kirkland

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 Edwin Gilbert Kirkland, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 9th day of June, 2017.

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Descriptions

(Edwin Gilbert Kirkland, Edwin G. Kirkland and Edwin Kirkland are one and the same person.)

093 13 0C 313.00 CO – 600 12th Avenue South, Unit 1610, Nashville, Tennessee 37203

Land in Davidson County, Tennessee, being Unit No. 1610 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 the same property conveyed to Edwin Kirkland, by deed from ICON In the Gulch, LLC, a Tennessee limited liability company, of record as Instrument No. 20090112-0002949, Register's Office for Davidson County, Tennessee.

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

1. Current year's State and County taxes, which have been assumed by the Grantees;
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 20080423-0041667, 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. 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 comer 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. 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.
11. 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.
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.

This is improved property known as 600 12th Avenue South, Unit 1610, Nashville, Tennessee 37203.

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093 14 0 121.00 – 701 8th Avenue South, Nashville, Tennessee 37203

Land lying in Davidson County, Tennessee, more particularly described as follows:

TRACT I: A tract or parcel of land, situated in Davidson County, Tennessee, and bounded and described as follows:

Beginning at a point in the westerly margin of 8th Avenue South at the southeast corner of the property conveyed to Phil Cohen and I. R. Schulman, by deed of record in Book 4235, page 341, Register's Office for said County; thence with the margin of 8th Avenue South, southerly 60 feet 6 inches more or less, to a point; thence leaving said Avenue, westerly 120 feet, more or less, to a point in the easterly margin of an alley; thence with the margin of said alley; northerly 60 feet 6 inches, more or less to the southwest corner of the property conveyed to Phil Cohen and I. R. Schulman above referred to; thence with their southerly line, easterly 20 feet, more or less, to the point of beginning, including but specifically excluding a strip off the front of said property used to widen 8th Avenue South.

TRACT II: Being a lot in South Nashville situated on the southwest corner of 8th Avenue South and Division Street, and described as follows:

Beginning at the southwest corner of said 8th Avenue South and Division Street; running thence southwardly with the westerly margin of said Avenue 60 feet, more or less, to the northeast corner of lot formerly owned by P. Blunkall; thence westwardly and with Blunkall's northerly line 120 feet more or less, to the easterly margin of an alley; thence with the easterly margin of said alley northwardly SS feet more or less, to the southerly margin of Division Street, thence with the southerly margin of said street eastwardly 120 feet, more or less, to the beginning, including and excluding a strip off the front of said property used to widen 8th Avenue South.

Being the same property conveyed to Edwin G. Kirkland by deed from 8th Avenue South Partnership, a Tennessee general partnership, of record in Book 9198, page 329, Register's Office for Davidson County, Tennessee.

Exceptions:
1. Current year's State and County taxes, which have been assumed by the Grantees.
2. Supplemental assessments for any improvements completed after January of any year in which such improvements are completed, together with any taxes assessed by correction pursuant to the provisions of T.C.A. Section 67-5-603.

This is improved property known as 701 8th Avenue South, Nashville, Tennessee 37203.

161 10 0A 163.00 – 5116 Village Trace, Nashville, Tennessee 37211

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot 162, on the plan of Villages of Brentwood, Phase Two of record in Plat Book 6250, Page 169, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Edwin G. Kirkland by deed from Mark E. Lonsway, of record as Instrument No. 20020531-0066059, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the current year and subsequent years, easements, and restrictions of record.

This is improved property known as 5116 Village Trace, Nashville, Tennessee 37211.

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118 02 0 163.00 – 810 Kirkwood Avenue, Nashville, Tennessee 37204

Land in Davidson County, Tennessee, being Lot No. 43 on the map of Kirkwood Heights - the W .T. Berry Estate section number three of record in Book 1130, Page 17, Register's Office for said county.

Being the same property conveyed to Edwin G. Kirkland by deed from James E. Pate, of record as Instrument No. 20140725-0066108, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.
2. All matters shown on the Plan of record in Book 1130, Page 17, Register's Office for Davidson County, Tennessee.

This is improved property known as 810 Kirkwood Avenue, Nashville, Tennessee 37204.

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180 00 0 052.00 – 6729 Holt Road, Nashville, Tennessee 37211

Land lying in Davidson County, Tennessee, more particularly described as follows:

A tract located in the Sixth Civil District of said County containing 3.69 acres according to a survey made by Dye and Underwood in July 1971, fronting on the south side of Holt Road and being a part of the westerly one-half of that body of land which was conveyed to Dorris H. Gillespie and wife, Dorothy Gillespie, (said westerly one-half being hereinafter referred to as the Dorothy Gillespie land) by three deeds of record in the Register's Office for said county; namely: deed from John Holt and wife, Rosa P. Holt, in Book 1077, page 244; deed from Rosa P. Holt in Book 1153, page 128; deed from Tom Holt in Book 1165, page 9; the said Dorris H. Gillespie having died on May 6, 1968, and his widow Dorothy Gillespie, having conveyed the easterly one-half of said body of land to her son, John Hall Gillespie, by deed of record in Book 4488, page 73, said Register's Office. Said tract herein conveyed is more particularly described as follows: Commencing at an iron pin in the south margin of Holt Road in the northeast comer of a tract of land conveyed from Dorothy Gillespie to Alvin R. Goins and wife, Sherrie G. Goins, by deed of record in Book 4530, page 396, said Register's Office; thence north 83 deg 16' east along the south margin of Holt Rode 199.85 feet to an iron pin; thence south 4 deg 10' east 785 feet to an iron pin in the south boundary of the Dorothy Gillespie land; thence south 84 deg 45' west 210 feet to an iron pin in the southeast corner of said Goins tract; thence north 3 deg 29' west along the eastern boundary line of the Goins tract 783.5 feet to the point of beginning.

Being the same property conveyed to Edwin G. Kirkland by deed from Glenn Alexander Noble, Jr. and wife, Sandra P. Noble, of record as Instrument No. 20030918-0138259, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.
2. Easement to Metropolitan Government for Sanitary Sewers and/or Storm Drainage of record in Book 10460, page 446 Register's Office for Davidson County, Tennessee.
3. All other easements and Restrictions of Record.

This is improved property known as 6729 Holt Road, Nashville, Tennessee 37211.
