WARRANTY DEED

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00.

Jordan Meyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2019.

Donna Delworth
Notary Public

MY COMMISSION EXPIRES: 2/6/20
(AFFIX SEAL)

JM-BL-19-0555-A16

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 277756 **DEEDWARR**
08/29/2019 03:28:05 PM 2 pgs
Fees: $13.00 Taxes: $329.30

20190829-0087437

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
The Zirkle Family Revocable Living Trust dated October 20, 2008 as amended and restated on November 22, 2010	**NEW OWNER**	
(NAME)	(NAME)	**043-10-0A-007.00-CO**
6504 Orchard Ave		
(ADDRESS)	(ADDRESS)	
Knoxville, TN 37919		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ICG INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEORGE ANDREW ZIRKLE, III AND JOYCE ZIRKLE TAPSCOTT AS CO-TRUSTEES OF THE ZIRKLE FAMILY REVOCABLE LIVING TRUST DATED OCTOBER 20, 2008 AS AMENDED AND RESTATED ON NOVEMBER 22, 2010,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A-205 on the Plan of Building "A", Madison Park Condominiums, of record in Plat Book 5200, Page(s) 179 - 182, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to ICG Investments, LLC by Warranty Deed from Timothy L. Wilson, an unmarried man, of record in Instrument No. 20180724-0072108, Register's Office for Davidson County, Tennessee, dated July 17, 2018 and recorded on July 24, 2018.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 5200, Page(s) 179 -182, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Madison Park of record in Book 5462, Page 614, as corrected in Book 5608, Page 551 and amended in Book 8014, Page 416, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5462, Page 625, as amended in Book 10895, Page 319, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6160, Page 607, Register's Office for Davidson County, Tennessee.
- Madison Park Homeowners Association, Inc. Leasing Rules of record in Instrument No. 20150114-0004067, Instrument No. 20150813-0081221, Instrument No. 20170714-0071135, Instrument No. 20180426-0039523 and Instrument No. 20181129-0116533, Register's Office for Davidson County, Tennessee.
- Madison Park Condominium Rules and Regulations of record in Instrument No. 20150324-0025053 and 20150813-0081222, Register's Office for Davidson County, Tennessee.
- Management Redevelopment Agreement of record in Instrument No. 20150324-0025057, Register's Office for Davidson County, Tennessee.
- Rule Regarding Expenses of Enforcement Madison Park Condominiums of record in Instrument No. 20170327-0029689, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **555 N Dupont Ave A-16, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 26th DAY OF AUGUST, 2019.

ICG Investments, LLC

BY: _____

Bruce Little, Member of Little Consultant, LLC, a Tennessee limited liability company, the sole member of ICG Investments, LLC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRUCE LITTLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of LITTLE CONSULTANT, LLC, SOLE MEMBER OF ICG INVESTMENTS LLC the within named bargainor, a limited liability company, and that he/she, as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of June, 2018.

_____
Notary Public
My Commission Expires: 11/8/21
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212