Karen Johnson Davidson County
Batch# 329954 DEEDQC
12/16/2019 09:40:41 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191216-0129178

FROM: TO:

CHARLES RALLS NIEWOLD
and ANN RALLS NIEWOLD BROWN

LAURA GOODALL NIEWOLD

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY: Mary Arline Evans, Attorney at Law
219 2nd Avenue, North, Suite 100
Nashville, TN 37201
(615) 244-0001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Sworn to and subscribed before me this 12th day of December, 2019.

My Commission Expires:
March 2, 2020

Notary Public

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Laura Goodall Niewold 423 Jackson Blvd. Nashville, TN 37205	SAME	93-13-C-239 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, CHARLES RALLS NIEWOLD and ANN RALLS NIEWOLD BROWN, hereinafter called 'GRANTORS", by these presents do transfer and convey unto LAURA GOODALL NIEWOLD, hereinafter called 'GRANTEE", her heirs and assigns, all of our right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Unit No. 1104 of ICON in the Gulch Tower Condominium (the "Unit") and as established by the Master Deed Establishing ICON in the Gulch Tower Condominium of record as Instrument No. 20080423-0041667, Register's Office for Davidson County, Tennessee. The ICON in the Gulch Tower Condominium constitutes the Tower 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 Tower Condominium. Reference is hereby made to the plat of ICON in the Gulch Tower Condominium of record as Exhibit D of such Master Deed Establishing ICON in the Gulch Tower Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to Laura Goodall Niewold , Charles Ralls Niewold and Ann Ralls Niewold by deed from Laura Goodall Niewold, of record in Instrument No. 20121029-0098988, in the Register's Office for Davidson County, Tennessee.

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

1. 2018 Davidson County taxes have been prorated and 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 20080423-0041667, 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 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.

This property is also known as 600 12th Avenue, South, #1104, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 12th day of December, 2019.

CHARLES RALLS NIEWOLD

ANN RALLS NIEWOLD BROWN

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 CHARLES RALLS NIEWOLD, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 2019.

NOTARY PUBLIC

My Commission Expires:
March 2, 2020

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 ANN RALLS NIEWOLD BROWN, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 2019.

NOTARY PUBLIC

My Commission Expires:
March 2, 2020