Karen Johnson Davidson County
Batch# 660568 DEEDWARRSP
06/21/2021 12:01:02 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210621-0083286

Prepared by:
Record and Return to:

Albert R. Morton
600 12th Ave S., Apt 309
Nashville, TN 37203-6616

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Albert R. Morton and Susan E. Morton, Trustees, of the Albert R. and Susan E. Morton Revocable Trust Dated June 17, 2021 600 12th Ave S., Apt 309 Nashville, TN 37203	Albert R. Morton Susan E. Morton 600 12th Ave. S., Apt 309 Nashville, TN 37203-6616

TAX MAP PARCEL NUMBERS: 093130C01500CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **SUSAN E. MORTON and ALBERT R. MORTON**, wife and husband, hereinafter called the **Grantors**, do hereby specially warrant, bargain, convey, transfer and confirm unto the **ALBERT R. AND SUSAN E. MORTON REVOCABLE TRUST DATED June 17, 2021, ALBERT R. MORTON and SUSAN E. MORTON, trustees, or successor trustee(s)** hereinafter called the **Grantee**, a certain tract or parcel of land ("Real Property") in Davidson County, Tennessee, described as follows: **TO WIT:**

Unit No. 309 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. 20080423-0041665, 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.

Being the same Real Property conveyed to Susan E. Morton and Albert R. Morton, wife and husband, their heirs and assigns, by Warranty Deed from ICON in the Gulch, LLC, a Tennessee limited liability company

and recorded on November 30, 2011, of record as Instrument No. 20111130-0093264, in the Register's Office for Davidson County, Tennessee.

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

1. 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.
2. Charter of the ICON in the Gulch Master Condominium Association, Inc., of record as Instrument No. 20080417-0038884 in said Register's Office.
3. Charter of the ICON in the Gulch Mid-Rise Condominium Association, Inc., of record as Instrument No. 20080417-0038885 in said Register's Office.
4. Stormwater Detention Agreement of record as Instrument No. 20060224- 0021730 in said Register's Office.
5. Easement for sanitary sewers and/or storm drainage, water mains and pumps of record as Instrument No. 20060224-0021800 in said Register's Office.
6. 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.
7. Survey by Littlejohn Engineering Associates dated October 28, 2005, shows a roadway encroachment at the northwest comer of said property.
8. 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.
9. 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.
10. 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 improved property located at 600 12th Ave. S., #309, Nashville, TN 37203.

Description Reference: Described from information contained in recorded condominium documents.

GRANTORS DO HEREBY COVENANT with the Grantee that the Grantors are lawfully seized and possessed in fee simple of the Real Property; that the Grantors have a good right to give and convey

the Real Property; that Grantors warrant the title against all persons claiming under the Grantors; and, that the Real Property is unencumbered, except property taxes for 2019, which the Grantors assume and agree to pay.

The Grantors shall remain liable to the Grantee for any and all title warranties made under this Special Warranty Deed as long as the Grantee is the record owner of the Real Property. Such warranties shall include any and all warranties against any title risks covered by any title policy in the name of the Grantors insuring the title of the Real Property.

At the request of the Grantors and Grantee, this Deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance.

This Special Warranty Deed is a transfer of real estate to a revocable living trust created by the same transferor and/or the spouse of the transferor, and therefore is exempt from recordation tax as a transfer of realty under T.C.A. § 67-4-409(a)(3)(F).

WITNESS THE EXECUTION HEREOF this 17th day of June, 2021.

Albert R. Morton

Susan E. Morton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, **Albert R. Morton** and **Susan E. Morton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the persons who, under oath, acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and Notarial Seal at Nashville, Davidson County, Tennessee, this _____ day of June 17th, 2021.

Notary Public

My Commission Expires: 9-6-22

JAMES WALLERSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022