Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
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615-794-5644

Davidson County DEEDWARR
Recvd: 08/03/12 14:56 4 pgs
Fees:23.00 Taxes:1387.50
20120803-0069244

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of August 2012.

Notary Public
My commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David M. Elliott	Fifth Third Mortgage Company	093130C20400CO
600 12th Avenue South #836	5001 Kingsley Dr. MD: 1MOCBQ	
Nashville TN 37203	Cincinnati, OH 45227	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Roger Neil Peppers and wife Debby F. Peppers and Allison Peppers, unmarried hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to David M. Elliott an unmarried man hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 836 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 Mid-Rise Condominium of record as Instrument No. 20080423-9941666 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 Allison Peppers, unmarried and Roger Neil Peppers and wife, Debby F. Peppers by deed from ICON In the Gulch, LLC or record in Instrument No. 20080805-0080475, dated 08/01/08, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2012 taxes a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20080423-0041665 and 20080423-0041666, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options,

burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of ICON In the Gulch Condominiums and recorded in Instrument No. 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 Deed, Register's Office for said county. 3) Charter for the ICON in the Gulch Master Condominium Association of record in Instrument No. 20080417-0038884 4) Charter for the ICON in the Gulch Mid Rise Condominium Association of record in Instrument No. 20080417-0038885 5) Stormwater Detention Agreement of record as Instrument No. 20060224-0021730 6) Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Instrument No. 20060224-0021800 7) Subject to The Arts Center Redevelopment Plan of record in Book 10965, page 404, as amended in Book 1165, 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.

This property is improved property known as 600 12th Avenue South #836, Nashville, Tennessee 37203

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 2nd day of August, 2012.

Roger Neil Peppers by Debby F. Peppers his attorney in fact
Roger Neil Peppers, by Debby F. Peppers
His Attorney-in-fact

Debby F. Peppers
Debby F. Peppers

Allison Peppers by Debby F. Peppers her attorney in fact
Allison Peppers, by Debby F. Peppers
Her Attorney-in-fact

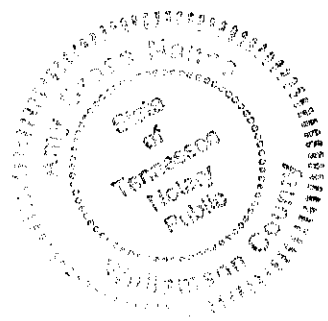
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debby F. Peppers, the bargainor(s), 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 Brentwood, Tennessee, this 2nd day of August, 2012.

Notary Public

My Commission expires: 2/23/15

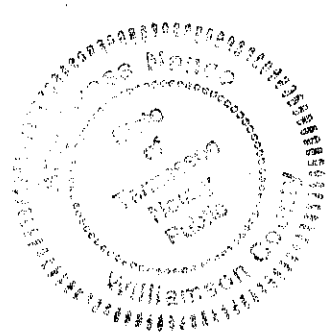


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of August, 2012, before me personally appeared Debby F. Peppers to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Roger Neil Peppers and Allison Peppers acknowledged that such person executed the same as the free act and deed of Roger Neil Peppers and Allison Peppers.

Notary Public

My Commission expires 2/20/15



FILE NO: 07219

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

