WARRANTY DEED	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner (B) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of August, 2013 Notary Public MY COMMISSION EXPIRES: 8/26/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130074499 DEEDWARR
Recvd: 08/28/13 12:54 2 pgs
Fees:13.00 Taxes:1380.10
20130828-0090839

LINDSEY G BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Schulz	F & M Bank	093 13 0C 112.00CO
(NAME) 600 12th Ave S APT 622	(NAME) 1639 Medical Center Parkway, Ste 103	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, Justin James Epley and wife, Katherine Elizabeth Brown Epley, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John M. Schulz, unmarried and Ann Marie Schulz, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being described as follows:

Unit No. 622 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. 20080423-0041666, 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 property conveyed to Justin James Epley, an unmarried man and Katherine Elizabeth Brown, an unmarried woman by Warranty Deed from ICON In the Gulch, LLC, a Tennessee limited liability company dated December 29, 2010, of record in Instrument No. 20101230-0104005, Register's Office for Davidson County, Tennessee.

Upon oath, Katherine Elizabeth Brown Epley warrants, covenants and certifies that she is one and the same person as Katherine Elizabeth Brown.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 600 12th Ave S APT 622, Nashville, TN 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we 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; 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 Grantees, 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 our hands this **23rd** day of **August, 2013**

× Justin James Epley
Justin James Epley

× Katherine Elizabeth Brown
Katherine Elizabeth Brown Epley

STATE OF × DC
COUNTY OF × Washington

Personally appeared before me, the undersigned authority, **Justin James Epley and Katherine Elizabeth Brown Epley**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **23rd** day of **August, 2013**

× _____
Notary Public

My commission expires: × Aug 31, 2016

ALAN SMITH NOTARY PUBLIC Exp. 8-31-2016 DISTRICT OF COLUMBIA