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Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans:T20140062671 DEEDWARR
Recvd: 08/25/14 09:44 2 pgs
Fees:13.00 Taxes:950.90
20140825-0077135

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $257,000.00

M. Catherine Clearwaters
Affiant

Subscribed and sworn to before me, this 21st day of August, 2014

Sherron R. Pearce
Notary Public
My commission expires: 2/23/16

SHERRON R. PEARCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Meredith E. Adams 600 12th Ave. South, Unit 502 Nashville TN 37203	Farmington Mortgage, a division of Capstar Bank 2002 Richard Jones Rd. #300A Nashville, TN 37215	093130C05200CO

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 Michael L. Schlepp, married and Janice C. Schlepp, married hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Meredith E. Adams, an unmarried woman, D. Mark Adams and Constance E. Adams, husband and wife 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:

Being Unit No. 502 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 Michael L. Schlepp, a single person and Janice C. Schlepp, a married person by deed dated July 31, 2009 from ICON In the Gulch, LLC, a Tennessee limited liability company of record in Instrument No. 20090805-0073591, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 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 Williamson 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 of the ICON in the Gulch Master Condominium Association, Inc., of record in Instrument No. 20080417-0038884 4) Charter of 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 as Instrument No. 20060224-0021800 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 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 Ave. South, Unit 502, 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 21 day of August, 2014.

Michael L. Schlepp by _____, Its Attorney in Fact
Michael L. Schlepp, by Grant Hammond
His Attorney-in-fact

Janice C. Schlepp by _____, Her Attorney in Fact
Janice C. Schlepp, by Grant Hammond
Her Attorney-in-fact

Natasha Rajesh Ralkar by _____, Her Attorney in Fact
Natasha Rajesh Ralkar, by Grant Hammond
Her Attorney-in-fact, who joins in this conveyance for the sole
Purpose of waiving any marital interest that she may have

Stanley Lewis Schlepp by _____, Its Attorney in Fact
Stanley Lewis Schlepp, by Grant Hammond
His Attorney-in-fact, who joins in this conveyance for the sole
Purpose of waiving any marital interest that he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21st day of August, 2014, before me personally appeared Grant Hammond 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 Michael L. Schlepp, Janice C. Schlepp, Natasha Rajesh Raikar, and Stanley Lewis Schlepp acknowledged that such person executed the same as the free act and deed of Michael L. Schlepp, Janice C. Schlepp, Natasha Rajesh Raikar, and Stanley Lewis Schlepp .

Sheri Engel
Notary Public

My Commission expires January 11, 2016

SHERI ENGEL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

FILE NO: 08409