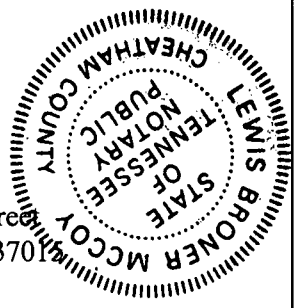
RETURN TO:
BANKERS TITLE & ESCROW
5107 MARYLAND WAY STE 115
BRENTWOOD, TN 37027

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 17040024



STATE OF TN }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24 DAY OF MAY, 2017.

NOTARY PUBLIC

My Commission expires: 8/25/18

Address of New Owner
Melissa Ann Klassman
600 12th Avenue South, Apt. 616
Nashville, TN 37203

Send Tax Bills To:
Same

Tax Information:
093-13-0C-106.00

BILL GARRETT, Davidson County
Trans:T20170045491 DEEDWARR
Recvd: 05/30/17 11:14 4 pgs
Fees:23.00 Taxes:1087.80

20170530-0053290

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ann Marie Schulz, a married person, and Kernie Benson Cothran, an unmarried man,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Melissa Ann Klassman, unmarried,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 616 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 property conveyed to Ann Marie Schulz, a married person, and Kernie Benson Cothran, an unmarried man, by Warranty Deed from Tali L. Rosenblum, a single person, dated 08/31/15 and recorded on 09/02/15 in

Instrument No. 20150902-0089299, Register's Office for Davidson County, Tennessee.

This is property generally located:
600 12th Avenue South, Apt. 616, Nashville, TN 37203

SUBJECT TO THE FOLLOWING:

1. 2017 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Sanitary Sewer Storm Drainage Easement of record as Instrument No. 20060224-0021800, said Register's Office.
3. Stormwater Detention Agreement of record as Instrument No. 20060224-0021730, said Register's Office.
4. Subject to Redevelopment Plan of record in Book 10965, Page 404, Book 11625, Page 252, and as Instrument No. 20020715-0084598, Instrument No. 20130903-0092714, Instrument No. 20130903-0092715, and Instrument No. 20140410-0030060, said Register's Office.
5. Urban Zoning Overlay of record in Metro Ordinance #BL 2000-364 and BL 2000-476, said Register's Office.
6. Easement for alley closures of record in Council Bills 658 and 43-77, said Register's Office.
7. Master Deed of record as Instrument Nos. 20080423-0041665 and 20080423-0041666, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

John Matthew Schulz joins in the execution of this deed to evidence his consent to the actions and conveyance by the Grantee herein. Further, he does hereby convey unto Grantee, all right, title and interest that he may have in the above-described property, however, does not join in the warranties made herein by the Grantor. Said property was never the marital residence of Ann Marie Schulz and Matt Schulz.

IN WITNESS WHEREOF, **Ann Marie Schulz and Kernie Benson Cothran** has/have caused this instrument to be executed, this the 23 day of May, 2017.

Ann Marie Schulz

CLAYTON L SALAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 10, 2019

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Ann Marie Schulz and Kernie Benson Cothran,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 23 day of May, 2017.

My commission Expires: March 10, 2019

NOTARY ~~PUBLIC~~

Kernie Benson Cothran

CLAYTON L SALAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 10, 2019

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Ann Marie Schulz and Kernie Benson Cothran,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 23 day of May, 2017.

My commission Expires: March 10, 2019

NOTARY ~~PUBLIC~~

IN WITNESS WHEREOF, **John Matthew Schulz** has/have caused this instrument to be executed, this the 25 day of MAY, 2017.

John Matthew Schulz

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **John Matthew Schulz,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 25 day of MAY, 2017.

My commission Expires: 8/25/18

NOTARY PUBLIC

CHEATHAM COUNTY
LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC