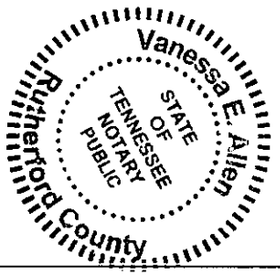
# WARRANTY DEED

File #09071621




STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/18/2010
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jessica C. Siegel, unmarried | SAME | 105-10-0-C-308.00-CO |
| (NAME) | (NAME) | |
| 760 Wedgewood Park #308 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Joshua T. Reeder and wife, Andrea E. Reeder,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica C. Siegel, unmarried** 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:

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 308 of Wedgewood Park, a condominium, as set forth in the Master Deed establishing Wedgewood Park of record as Instrument No. 20050510-0052804, as amended by Instrument Nos. 20060216-0019060 and 20060228-0022838, supplemented in Instrument No. 20060825-0105391 and Instrument No. 20070731-0090822, Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, together with an undivided percentage interest in the Common Elements shown on Exhibit "E 3" of said Master Deed, as amended; said Unit 308 also being shown as part of Exhibits "E 1" and "E 2" of said Master Deed, as amended.

Being the same property conveyed to Joshua T. Reeder and wife, Andrea E. Reeder by deed from New Urban Village Development, LLC, a Tennessee Limited Liability Company, dated 3/1/06, of record in Instrument No. 20060302-0024503, said Register's Office.

This conveyance is subject to: Master Deed of record in Instrument No. 20050510-0052804, amended in Instrument No. 20060216-0019060, Instrument No. 20060228-0022838, supplemented at Instrument No. 20060825-0105391 and Instrument No. 20070731-0090822, said Register's Office.; Stormwater Detention Agreement as of record in Instrument No. 20050321-0030406, Instrument No. 20060925-0118083, said Register's Office.; Homeowner's Association Charter of record in Instrument No. 20050524-0058684, said Register's Office.; Easement as of record in Instrument No. 20050406-0037548, Instrument No. 20060925-00118136 and Instrument No. 20061010-0125949, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 760 Wedgewood Park #308, Nashville,TN,37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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.

BILL GARRETT, Davidson County
Trans:T20090056631 DEEDWARR
Recvd: 08/19/09 09:13 2 pgs
Fees:13.00 Taxes:888.00
20090819-0077929

Witness our hands this 7th day of August, 2009.

Joshua T. Reeder

Andrea E. Reeder

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Joshua T. Reeder and wife, Andrea E. Reeder with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 7th day of August, 2009.

Commission expires:

7/18/2010

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130