Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100040588 DEEDWARR
Recvd: 07/02/10 08:24 2 pgs
Fees:13.00 Taxes:673.40

20100702-0051873

39-B
File #10-1138

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wilhelmus S. Codington and wife, Libby Codington**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gena L. Curl, unmarried, and Kimberly B. Curl, married, as tenants in common with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 207 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 No. 20060216-0019060, in the 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 as shown on Exhibit "E3" of said Master Deed, as amended; said Unit 207 also being shown as part of Exhibits "E1" and "E2" of said Master Deed, as amended.

Being the same property conveyed to Wilhelmus S. Codington and wife, Libby Codington by deed from New Urban Village Development, LLC dated March 31, 2006 of record as Instrument No. 20060403-0037401, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Wilhelmus S. Codington of record as Instrument No. 20080303-0021002, said Register's Office.

The property conveyed herein is subject to: matters shown on the plan of record as Exhibit "E1" to Master Deed of record as Inst. No. 20050510-0052804, said Register's Office; Master Deed establishing a Horizontal Property Regime of Wedgewood Park Condominiums of record as Inst. No. 20050510-0052804, as amended by Inst. No. 20060216-0019060, and Inst. No. 20060228-0022838, said Register's Office, and by the By-Laws appended thereto, as amended, and easements and rights of others; Charter of the Wedgewood Park Condominium Owners' Association of record as Exhibit "B" to said Master Deed and as Inst. No. 20050524-0058684, said Register's Office; Stormwater Detention Agreement of record as Inst. No. 20050321-0030406, said Register's Office; Easement for sanitary sewers and/or storm drainage of record as Inst. No. 20050406-0037548, said Register's Office; Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; Subject to any and all zoning regulations, building restrictions, setback lines, if any and easements and rights of way for public utilities applicable to this property and Property Taxes for the current year.

This is improved property, known as: 760 Wedgewood Park #207, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of June, 2010.

6/28/10
Wilhelmus S. Codington

Libby Codington 6/28/10
Libby Codington

State of Tennessee)
County of Davidson)

On this 28th day of June, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Wilhelmus S. Codington and Libby Codington, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH M. BALLARD NOTARY PUBLIC AT LARGE TN DAVIDSON CO.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 182,000.00.

X 6/28/10
Affiant
Wilhelmus Codington

Sworn and subscribed before me on this the 28th day of June, 2010.

KENNETH M. BALLARD NOTARY PUBLIC AT LARGE TN DAVIDSON CO.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Gena L. Curl 760 Wedgewood Park #207 Nashville, TN 37203	Flagstar Bank 5151 Corporate Drive Troy, MI 48098	105-10-C-207.00CO