Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013	STATE OF TN COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $165,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 12th day of July, 2010. Notary Public My commission expires: JULY 8, 2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Odette Bolano Tyler K. Merceron	SWBC Mortgage Corporation 1616 Westgate Circle, Suite 211 Brentwood, TN 37027	Map: 105-10-0-C
760 Wedgewood Park, Apt. 204		Parcel: 204.00 CO
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHANA M. WALTON, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER K. MERCERON, AN UNMARRIED MAN AND ODETTE BOLANO, AN UNMARRIED WOMAN**, AS JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 204 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. 200060216-0019060, 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 "E 3" of said Master Deed, as amended; said Unit 204 also being shown as part of Exhibits "E 1" and "E 2" of said Master Deed, as amended.

Being the same property conveyed to Shana M. Walton, a single woman, by Warranty Deed from New Urban Village Development, LLC, a Tennessee limited liability company, recorded as Instrument No. 20060308-0027129, in the Register's Office for Davidson County, Tennessee, dated March 6, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 760 Wedgewood Park Apt 204, Nashville, TN 37203.

BILL GARRETT, Davidson County
Trans:T20100043709 DEEDWARR
Recvd: 07/16/10 12:26 2 pgs
Fees:13.00 Taxes:610.50

20100716-0055895

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th DAY OF JULY, 2010.

Shana M. Walton

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shana M. Walton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of July, 2010.

Cory McFall

Notary Public

My Commission Expires: 02/16/16