BILL GARRETT, Davidson County
Trans:T20100068522 DEEDWARR
Recvd: 10/28/10 14:46 2 pgs
Fees:13.00 Taxes:902.80
20101028-0086462

WARRANTY DEED

R-FSBO-10-0742

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF October, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric T. Ross	Eric T. Ross	
742 Wedgewood Park	(NAME) 742 Wedgewood Park	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	105-10-C-742.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DOUGLAS E. ORR, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIC T. ROSS , MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM UNIT LOCATED IN DAVIDSON, TENNESSEE, BEING UNIT 742 OF WEDGEWOOD PARK, PHASE 2, A CONDOMINIUM, AS SET FORTH IN THE FIRST SUPPLEMENT TO THE MASTER DEED FOR WEDGEWOOD PARK ANNEXING PHASE 2 PROPERTY, OF RECORD AS INSTRUMENT NO. 20060825-0105391, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SHOWN AS PART OF EXHIBIT B-1, B-2 AND B-3 THEREIN. SAID FIRST SUPPLEMENT ANNEXES THE SUBJECT PROPERTY INTO THE MASTER DEED ESTABLISHING WEDGEWOOD PARK, OF RECORD AS INSTRUMENT NO. 20050510-0052804, AS AMENDED BY INSTRUMENT NO. 20060216-0019060 AND INSTRUMENT NO. 20060228-0022838, REGISTER'S OFFICE, UNDER THE PROVISIONS OF TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ., OF TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY THE MASTER DEED FOR WEDGEWOOD PARK, AS AMENDED, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH AS EXHIBIT "B-3" OF SAID FIRST SUPPLEMENT, AS AMENDED.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS E. ORR, UNMARRIED BY WARRANTY DEED FROM ELITE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 15TH DAY OF FEBRUARY, 2008 IN INSTRUMENT NO. 20080215-0015328, CORRECTED AT INSTRUMENT NO. 20080312-0025021, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN MASTER DEED OF RECORD IN INSTRUMENT NO. 20050510-0052804, AS AMENDED IN INSTRUMENT NOS. 20060216-0019060 AND 20060228-0022838, AND SUPLEMENTED IN INSTRUMENT NOS. 20060825-0105391, 20070731-0090822 AND 20091221-0116044; EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE, WATER MAINS, PUMPS AND APPURTENANCES OF RECORD IN INSTRUMENT NOS. 20060925-0118136 AND 20061010-0125949; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NOS. 20050321-0030406 AND 20060925-0118083; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20050524-0058684; 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; ASSIGNMENT OF DEVELOPER'S RIGHTS RECORDED IN INSTRUMENT NOS. 20070730-0090189 AND 20081205-0118096; AND EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN INSTRUMENT NO. 20050406-0037548, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 742 Wedgewood Park, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 21st day of October, 2010.

Douglas E. Orr

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas E. Orr, the within named bargainor, 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.

Witness my hand and official seal this the 21st day of October, 2010.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903