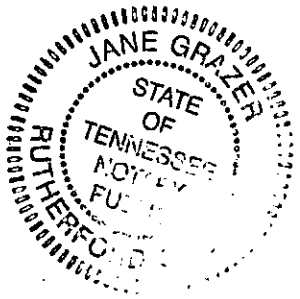
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Alison Tigh | Same address as new owner | 105100C02600CO |
| (NAME) | (NAME) | |
| 702 Wedgewood Park #503 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans: T20110036813 DEEDWARR
Recvd: 06/20/11 13:46 2 pgs
Fees: 13.00 Taxes: 628.63
20110620-0047160

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, I, **Casey R. Cramer, married**; hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Alison Tigh an unmarried woman, and Peter Tigh, a married man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B-503, as shown on the plan of Phase III, Wedgewood Park, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument No. 20050510-0052804 and amended in Instrument No. 20060216-0019060, Instrument No. 20060228-0022838, and Instrument No. 20070731-0090822, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Casey R. Cramer, Unmarried by Deed from Elite Homes, LLC, A Tennessee Limited Liability Company, dated 08/28/2007 and filed for record on 09/18/2007 in Instrument No. 20070918-0111830, Register's Office for Davidson County, Tennessee.

*Kelsey Cramer, wife of Casey R. Cramer, joins in this instrument to convey any and all interest in said property.

This conveyance is made subject to the following:

Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Plat Book 57, Page 94, said Register's Office.

Master Deed and By-Laws and Charter filed for record in Instrument No. 20050510-0052804, said Register's

Office. Said Master Deed was amended in Instrument No. 20060216-0019060, Instrument No. 20060228-0022838, and Instrument No. 20070731-0090822, said Register's Office.

Assignment of Developer's Rights of record in Instrument No. 20070730-0090189, and in Instrument No. 20081205-0118096, said Register's Office.

Storm water Detention Agreement of record in Instrument No. 20050321-0030406, and Instrument No. 20060925-0118083, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20060925-0118136, and Instrument No. 20061010-0125949, said Register's Office.

Charter Amendment of record in Instrument No. 20050524-0058684, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 702 Wedgewood Park, Condominium 503, 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 GRANTEE(S), their heirs and/or 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/or 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 hand this 1 day of June, 2011.

Casey R. Cramer

Kelsey Cramer

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Casey R. Cramer and Kelsey Cramer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand this 1st day of June, 2011.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**

File No.: 01288-2938
SMG TN Warranty Deed

**After Recording Return To:**
**Limestone Title & Escrow, LLC**
**5409 Maryland Way, Suite 130**
**Brentwood, TN 37027**