STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20120004378 DEEDWARR
Recvd: 01/19/12 09:22 2 pgs
Fees:13.00 Taxes:703.00
20120119-0005179

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 2012.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G11-2977D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Melville E. Smith and Carol S. Cotten, husband and wife (NAME)	New Owner (NAME)	105-10-C-21 CO
702 Wedgewood Park, # 405 (STREET ADDRESS)	1307 Timberland Drive (STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Marietta, GA 30067 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Ronald J. Roark, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melville E. Smith and Carol S. Cotten, husband and wife**, 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 in Davidson County, Tennessee, being Unit No. B-405 of WEDGEWOOD PARK. PHASE 3, A CONDOMINIUM, as set forth in the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase 3 Property, of record in Instrument No. 2007731-0090822, in the Register's Office for Davidson County, Tennessee, and shows as part of Exhibit B therein. Said Second Supplement annexes the subject property into the Master Deed establishing Wedgewood Park, of record in Instrument No. 20050510-0052804, and amended in Instrument No. 20060216-0019060 and Instrument No. 20060228-0022838, said Register's Office, under the provisions of the 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 C of said Second Supplement, as amended.

Being the same property conveyed to Ronald J. Roark, unmarried, from Elite Homes, LLC, a Tennessee Limited Liability Company, by Deed dated September 7, 2007, of record in Instrument No. 20070913-0109906, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. Charter of Homeowner's Association of record in Instrument No. 20050524-0058684, Register's Office for Davidson County, Tennessee.

3. Easements for sanitary sewers and/or storm drainage as recorded in Instrument No. 20060925-0118136, Instrument No. 2006101-00125949, and Instrument No. 20050406-0037548, Register's Office for Davidson County, Tennessee.

4. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wedgewood Park. Phase 2, a condominium and recorded in Instrument No. 2005051-00052804, and as amended in Instrument No. 20060216-0019060, Instrument No. 20060228-0022838, Instrument No. 20070731-0090822, Instrument No. 20060825-0105391, Instrument No. 20091221-0116044, and Instrument No. 20110329-0024200, Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement of record in Instrument No. 20060925-0118083 and Instrument No. 20050321-0030406, Register's Office for Davidson County, Tennessee.

6. Assignment of Developer's Rights of record Instrument No. 20070730-0090189, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 702 Wedgewood Park, # 405, 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 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. Whenever 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 13th day of January, 2012.

Ronald J. Roark

January 13, 2012
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Ronald J. Roark, unmarried, the bargainor(s), 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 13th day of January, 2012.

My Commission Expires: 3/30/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066