(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130027463 DEEDWARR
Recvd: 04/04/13 13:21 2 pgs
Fees:13.00 Taxes:1008.25
20130404-0033420

G-FC-13-702-506

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

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
Marie H. McEntire		
702 Wedgewood Park #B-506 (ADDRESS)	(NAME) New Owner (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	105-10-C-29.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we VINCENT S. BROWN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARIE H. MCENTIRE AND SPOUSE, MARK H. MCENTIRE, 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 B-506 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 AS INSTRUMENT NO. 20070731-0090822 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SHOWN AS PART OF EXHIBIT B THEREIN. SAID SECOND 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 "C" OF SAID SECOND SUPPLEMENT, AS AMENDED.

BEING THE SAME PROPERTY CONVEYED TO VINCENT S. BROWN BY WARRANTY DEED FROM ELITE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 18TH DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071218-0145112, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20070731-0090822; INSTRUMENT NO. 20050524-0058684; INSTRUMENT NO. 20050510-0052804 , AS AMENDED BY INSTRUMENT(S) OF RECORD IN INSTRUMENT NOS. 20060216-0019060 AND 20060228-0022838, SUPPLEMENTED AT INSTRUMENT NOS. 20060825-0105391, 20070731-0090822, 20091221-0116044 AND 20110329-0024200; INSTRUMENT NOS. 20060925-0118136 AND 20061010-0125949; INSTRUMENT NOS. 20050321-0030406 AND 20060925-0118083; INSTRUMENT NOS. 20070730-0090189 AND 20081205-011809; INSTRUMENT NO. 20060822-0103541, SAID REGISTER'S OFFICE; C) 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, AND D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 702 Wedgewood Park #B-506, 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 28th day of March, 2013.

Vincent S. Brown

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vincent S. Brown, 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 28th day of March, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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