BILL GARRETT, Davidson County
Trans:T20130031538 DEEDWARR
Recvd: 04/17/13 11:12 2 pgs
Fees:13.00 Taxes:610.50
20130417-0038284

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2013.

Notary Public
MY COMMISSION EXPIRES: 7-8-13
File No. G13-6403D

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 8, 2013

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jayson R. Wyatt (NAME)	SNBC MORTGAGE CORP. (NAME)	105 10 C 6 CO
702 Wedgewood Park, Apt. 204 (STREET ADDRESS)	9311 SAN PEDRO AVE, #100 (STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	SAN ANTONIO, TX 78216 (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, **Rebecca E. Owens, an unmarried person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jayson R. Wyatt, an unmarried man,** 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 located in Davidson County, Tennessee, being Unit B-204 of Wedgewood Park, Phase 3, a condominium as set forth in the Seconds Supplement to the Master Deed of Wedgewood Park Annexing Phase 3 Property of record in Instrument No. 20070731-0090822 in the Register's Office for Davidson County, Tennessee, and as shown as part of Exhibit B therein. Said Second Supplement annexes the subject property in to the Master Deed Establishing Wedgewood Park of record in Instrument No. 20050510-0052804, and as amended by Instrument No. 20060216-0019060 and Instrument No. 20060228-022838 in said 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 Rebecca E. Owens, an unmarried person from New Urban Development, Inc., by Deed dated January 2, 2009, as Instrument No. 200901050000762, in the Register's Office for Davidson County, Tennessee.

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

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

1. Power of Attorney as recorded in Instrument No. 200901050000763, Register's Office for Davidson County, Tennessee.

2. Master Deed and Amendments as recorded in Instrument No. 200505100052804, Instrument No. 200602160019060, Instrument No. 200602280022838, Instrument No. 200707310090822, Instrument No.

200608250105391, Instrument No. 200912210116044, and Instrument No. 201103290024200, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Instrument No. 200505240058684, Register's Office for Davidson County, Tennessee.

4. Assignment of Developer's Rights as recorded in Instrument No. 200707300090189, Register's Office for Davidson County, Tennessee.

5. Easements for Sanitary Sewers/Storm Drainage as recorded in Instrument No. 200609250118136 and Instrument No. 200610100125949, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement as recorded in Instrument No. 200609250118083, Register's Office for Davidson County, Tennessee.

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

The 2012 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, Apt. 204, 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 15th day of April, 2013.

Rebecca E. Owens — April 15, 2013

Rebecca E. Owens — Date

STATE OF Ohio

COUNTY OF Montgomery }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Rebecca E. Owens, an unmarried person, 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 15th day of April, 2013.

My Commission Expires: 3/5/2014

Notary Public

NOTARY PUBLIC STATE OF OHIO

KIMBERLY HOSKINS, Notary Public
In and for the State of Ohio
My Commission Expires March 5, 2014

PREPARED BY AND RETURN TO:

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