Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

PREPARED BY ~~(AND RETURN TO)~~:

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130067800 DEEDWARR
Recvd: 08/07/13 13:16 2 pgs
Fees:13.00 Taxes:1109.63
20130807-0082878

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52797
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Justin E. Tannenbaum 758 Wedgewood Park Nashville, TN 37203	New Owner

TAX MAP-PARCEL NUMBERS: 105100C75800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$299,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven S. Humphrey, as Trustee for the Steven S. Humphrey Revocable Trust, dated November 19, 2007,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Justin E. Tannenbaum, an unmarried man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium unit located in Davidson County, Tennessee, being Unit 758 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 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 "B-3" of said First Supplement, as amended.

Being the same property conveyed to Steven S. Humphrey by Warranty Deed from Elite Homes, LLC, a Tennessee Limited Liability Company, dated February 21, 2007 and recorded on February 22, 2007, of record in Doc. No. 20070222-0022207, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 1, 2009, recorded on September 1, 2009, of record in Doc. No. 20090901-0082095, said Register's Office, subject property was conveyed to Steven S. Humphrey, as Trustee for the Steven S. Humphrey Revocable Trust.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "E-1" to the Master Deed of record in Doc. No. 20050510-0052804 and Exhibits "B-1", "B=2" and "B-3" of record in Doc. No.20060825-0105391 said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Doc. No. 200505100052804, Doc. No. 20060216-0019060, Doc. No. 20060228-0022838 and Doc. No. 20060825-0105391, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters; Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, mad applicable by Ordinance No. BL2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property, known as: 758 Wedgewood Park, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2013.

Steven S. Humphrey, Trustee for the Steven S. Humphrey Revocable Trust dated November 19, 2007

State of TENNESSEE
County of DAVIDSON

On this 31st day of July, 2013 , before me the undersigned authority, personally appeared Steven S. Humphrey, Trustee for the Steven S. Humphrey Revocable Trust dated November 19, 2007, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $299,900.00

Affiant

Sworn and subscribed before me this the 31st day of July, 2013

Notary Public

My Commission Expires: 6/15/14

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

Wldoc: Deed Wty—12/92