WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of August 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAREN L. TRUST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2013

BILL GARRETT, Davidson County
Trans:T20130072994 DEEDWARR
Recvd: 08/23/13 10:13 2 pgs
Fees:13.00 Taxes:851.00
20130823-0089067

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Drury and Lutricia Drury	DAVID DRURY	105-10-0C-202.00-CO
(NAME)	(NAME)	
~~760 Wedgewood Park, #202~~ →	29215 GLENOE RD	
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37203~~ →	KENNEDYVILLE, MD 21645	
(CITY) (STATE) (ZIP)	(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 hereby acknowledged, I/WE, **Manish Goradia**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David M. Drury and Lutricia Drury, 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 located in Davidson County, Tennessee, being Unit No. 202 of Wedgewood Park, a condominium, as set forth in the Master Deed establishing Wedgewood Park of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, together with an undivided percentage interest in the Common Elements shown on Exhibit "E 3" of said Master Deed, as amended; said Unit 202 also being shown as part of Exhibits "E 1" and "E 2" of said Master Deed, as amended.

BEING the same property conveyed to Manish Goradia by Warranty Deed from New Urban Village Development, LLC, a Tennessee Limited Liability Company dated February 17, 2006, of record in Instrument No. 20060221-0020332, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 760 Wedgewood Park, #202, 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, has 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. 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 our hands this **9th** day of **August, 2013**

Manish Goradia

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Manish Goradia**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **9th** day of **August, 2013**

KAREN L. TRUSTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

Notary Public

My commission expires:

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