WARRANTY DEED

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $298,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF DECEMBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-3-15

MY COMMISSION EXPIRES March 3, 2015

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R5950

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nicholas B. Ridings	New Owner	105100C74600CO
746 Wedgewood Park		
Nashville, TN 37203		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN D. BONES AND HELEN BONES, TRUSTEES UNDER THE BONES FAMILY LIVING TRUST, DATED DECEMBER 5, 2003

HEREINAFTER CALLED 'THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

NICHOLAS B. RIDINGS, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 746 Wedgewood Park, 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 GRANTEE(S), their heirs and/or 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/or 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 hand on the 17th day of December, 2013.

John D. Bones, Trustee

Helen Bones, Trustee

STATE OF Florida

COUNTY OF Charlotte

BILL GARRETT, Davidson County
Trans:T20130105883 DEEDWARR
Recvd: 12/19/13 14:41 2 pgs
Fees:13.00 Taxes:1102.60
20131219-0128419

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JOHN D. BONES AND HELEN BONES, Co-Trustees of the Bones Family Living Trust, dated December 5, 2003, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of December, 2013.

Notary Public

My Commission Expires: 11-17-2014

ALLEN L. BEIER
Notary Public - State of Florida
My Comm. Expires Nov 17, 2014
Commission # EE 42876
Bonded Through National Notary Assn.

13-R5950

EXHIBIT A - LEGAL DESCRIPTION

A certain condominium unit located in Davidson, Tennessee, being Unit 746 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 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 John D. Bones and Helen Bones, Trustees under the Bones Family Living Trust Dated December 5, 2003 by Warranty Deed from Elite Homes, LLC, a Tennessee Limited Liability Company, recorded on the 17th day of October, 2007 in Instrument No. 20071017-0123005, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WEDGEWOOD PARK Condominium of record in 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; also subject to easements, rights and interests 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.

d. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20060925-0118136 and 20061010-0125949.

e. Storm Water Detention Agreement recorded at Instrument Nos. 20050321-0030406 and 20060925-0118083.

f. Charter of Wedgewood Park Condominium Owners' Association, Inc. recorded at Instrument No. 20050524-0058684.

g. 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.

h. Assignment of Developer's Rights recorded at Instrument Nos. 20070730-0090189 and 20081205-0118096.

i. Easement for Sanitary Sewer and/or Storm Drainage Easement recorded at Instrument No. 20050406-0037548.