(3)

~~STATE OF Tennessee~~ County of New Haven
~~COUNTY OF Davidson~~ State of Connecticut

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 2014.

Notary Public
MY COMMISSION EXPIRES: Sept. 30, 2017
File No. G14-8224D

NANCY DILELLA NOTARY PUBLIC CONNECTICUT

BILL GARRETT, Davidson County
Trans: T20140005716 DEEDWARR
Recvd: 01/24/14 15:04 3 pgs
Fees: 18.00 Taxes: 921.30
20140124-0006964

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stephanie Sturdivant (NAME)	Same (NAME)	105-10-C-301CO
760 Wedgewood Park, Apt. 301 (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37203 (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 HEREBYACKNOWLEDGED, WE, **Danh V. Tran and En Truong T. Tran, husband and wife, and Thuy Thanh T. Tran, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie Sturdivant,** 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: * Unmarried

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 301, 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, and Instrument No. 20060228-0022838, 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 as shown on Exhibit "E 3" of said Master Deed, as amended; said Unit 301, also being shown as part of Exhibits "E 1" and "E 2" of said Master Deed, as amended.

BEING the same property conveyed to Danh V. Tran, En Truong T. Tran and Thuy Thanh T. Tran from New Urban Village Development, LLC, a Tennessee Limited Liability Company, by Deed dated March 29, 2006, as Instrument No. 20060331-0036496, in the Register's Office for Davidson County, Tennessee.

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

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

2. Stormwater Detention Agreement as recorded in Instrument No. 20050321-0030406, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers/storm drainage as recorded in Instrument No. 20050406-0037548, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Instrument No. 20050524-0058684, Register's Office for Davidson County, Tennessee.

5. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wedgewood Park, 2nd Am. and recorded in Instrument No. 20050510-0052804, Instrument No. 20060216-0019060, and Instrument No. 20060228-0022838, Register's Office for Davidson County, Tennessee.

The 2013 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.
The signature of Danh V. Tran is signed by his/her duly appointed Attorney-in-fact Thuy Thanh T. Tran, pursuant to the Power of Attorney recorded in Instrument #_____, said Register's Office.
The signature of En T. Truong Tran is signed by his/her duly appointed Attorney-in-fact Thuy Thanh T. Tran, pursuant to the Power of Attorney recorded in Instrument #_____, said Register's Office.

This is improved property, known as 760 Wedgewood Park, Apt. 301, 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 16th day of January, 2014.

DANH V. TRAN

By: _____ January 16, 2014
Thuy Thanh T. Tran, Attorney-in-Fact Date

EN TRUONG T. TRAN

By: _____ January 16, 2014
Thuy Thanh T. Tran, Attorney-in-Fact Date

_____ January 16, 2014
Thuy Thanh T. Tran Date

STATE OF ~~Tennessee~~ County of New Haven
COUNTY OF ~~Davidson~~ State of } Connecticut

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Thuy Thanh T. Tran, 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 16th day of January, 2014.

My Commission Expires: 9/30/2017

_____
Notary Public

NANCY DILELLA NOTARY PUBLIC CONNECTICUT

STATE OF ~~Tennessee~~ County of New Haven

COUNTY OF ~~Davidson~~ State of } Connecticut

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Thuy Thanh T. Tran, Attorney-in-Fact for Danh V. Tran and En T. Truong Tran, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of January, 2014.

My Commission Expires: 9/30/2017

Notary Public

NANCY DILELLA NOTARY PUBLIC CONNECTICUT

PREPARED BY AND RETURN TO:

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