Recording Requested by and Deed Prepared By:
Jean L. Byassee
Dobbins, Venick, Kuhn & Byassee, PLLC
210 25th Avenue North, Suite 1010
Nashville TN 37203
(615) 321-5659

Map & Parcel No.
105-10-C-750 CO

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed before me this 30 day of June, 2014.

Notary
My Commission Expires
(Affix Seal)

JEAN L. BYASSEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

New Owners:

Herb Spiwak Revocable Living Trust
750 Wedgewood Park
Nashville TN 37203

Send Tax Bills to:

Same

## TENNESSEE QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Herb Spiwak, a single person, hereinafter "Grantor," for and in consideration of the sum of One and No/100 Dollars ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever transfers to the Herb Spiwak Revocable Living Trust, its successors and assigns, all of his right, title and interest in and to that certain property described herein. The property subject to this conveyance is a certain tract of land in Davidson County, Tennessee, more fully described as follows:

A certain condominium unit located in Davidson County, Tennessee, being Unit 750 of Wedgewood Park, Phase 2, of record in Book 57, Pages 94-95, 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 as part of the same property conveyed to Herb Spiwak, a single person, by Warranty Deed dated August 7, 2007, from Elite Homes, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20070813-0096798, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

BILL GARRETT, Davidson County
Trans:T20140047485 DEEDQC
Recvd: 07/03/14 08:47 3 pgs
Fees:17.00 Taxes:0.00
20140703-0058585

1. 2014 Davidson County taxes;

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;

3. Subject to Urban Zoning Overlay of Record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

4. The premises herein described 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; and is subject to the By-Laws for the administration thereof; 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wedgewood Park Condominiums of record as Instrument No. 20050510-0052804, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto as Exhibit "C". Said Master Deed amended by Instrument No. 20060216-0019060, Instrument No. 20060228-0022838 and Instrument No. 20060825-0105391, said Register's Office.

5. Charter of the Wedgewood Park Condominium Owners' Association of record as Exhibit "B" of said Master Deed and as Instrument No 20050524-0058684, Register's Office for Davidson County, Tennessee and Instrument No. 20050524-0058684, said Register's Office.

6. Stormwater detention agreement of record as Instrument No. 20050321-0030406, Register's Office for Davidson County, Tennessee.

7. Easement for Sanitary Sewer and/or storm drainage easement of record as Instrument No. 20050406-0037548, Register's Office for Davidson County, Tennessee.

8. Matters shown on plan of record as Exhibit "E 1" to Master Deed of Record as Instrument Number 20050510-0052804 and Exhibits "B-1, B-2 and B-3", of record as Instrument No. 20060825-0105391, Register's Office for Davidson County, Tennessee.

9. Subject to the lien for special assessments in the Master Deed as specified above.

10. Subject to the rights of others in and to the common areas/elements.

This property is also known as improved property located at 750 Wedgewood Park, Nashville, Tennessee 37203.

This instrument and the interest hereby conveyed are also subject to such limitations, restrictions, mortgage and encumbrances as may affect the premises.

WITNESS my hand this 30 day of June, 2014.

Grantor:

Herb Spiwak

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Herb Spiwak, with whom I am personally acquainted and who upon oath, acknowledged himself to be the within named Grantor, a Tennessee resident, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 30th day of June, 2014.

Notary Public

My Commission Expires:

JEAN L. BYASSEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017