WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140048012 DEEDWARR
Recvd: 07/07/14 10:02 3 pgs
Fees:18.00 Taxes:1147.00

20140707-0059290

MST 2014-0367

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Heather Riley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July, 2014

Tonya B. Cherry
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Basil Bsisu	US Bank National Association	105-10-0C-736.00-CO
(NAME)	(NAME)	
736 Wedgewood Park	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Nashville, TN37203	Earth City, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Joshua P. Squiers and Amanda N. Squiers, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Basil Bsisu and Kathy Bsisu, 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, Tennessee, being Unit 736 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 Joshua P. Squiers and Amanda N. Squiers, husband and wife by Quitclaim Deed from Joshua P. Squiers and Amanda N. Fullerton, both are unmarried persons, as tenants in common with the right of survivorship of record in Instrument No. 20121019-0095945 Register's Office for Davidson County, Tennessee, dated September 14, 2012 and recorded on September 19, 2012.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Being the same property conveyed to Joshua P. Squiers and Amanda N. Fullerton, both are unmarried persons, as joint tenants with the right of survivorship by deed from Elite Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20080807-0081658 Register's Office for Davidson County, Tennessee, dated August 07, 2008 and recorded on August 07, 2008 and Instrument of Correction recorded in Instrument No. 20080926-0098098

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Taxes for the year 2014 a lien, not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050510-0052804, First Amendment to the Master Deed for Wedgewood Park recorded as Instrument No. 20060216-0019060, Second Amendment recorded as Instrument No. 20060228-0022838, First Supplement to the Master Deed recorded as Instrument No. 20060825-0105391, Second Supplement to the Master Deed recorded as Instrument No. 20070731-0090822, Third Supplement to the Master Deed recorded as Instrument No. 20091221-0116044 and Third amendment to the Master Deed recorded as Instrument No. 20110329-0024200, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Charter for Wedgewood Park Condominium Owner's Association, Inc., recorded as Exhibit "B" to said Master Deed and Amendment recorded as Instrument No. 20050524-0058684, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement recorded as Instrument No. 20050321-0030406, Register's Office for Davidson County, Tennessee. Easement for sanitary sewers and/or storm drainage of record as Instrument No. 20050406-0037548, Register's Office for Davidson County, Tennessee. 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. Assignment of Developer's Rights of record in Instrument Number 20070730-0090189 and Instrument Number 20081205-0118096, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 736 Wedgewood Park, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my/our hand(s) this 30th DAY OF June, 2014.

Joshua P. Squiers

Amanda N. Squiers

STATE OF Oregon

COUNTY OF Multnomah

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua P. Squiers, with whom I am personally acquainted (or provided 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 the 30th day of June, 2014.

Notary Public

My Commission Expires: August 06 2016

(SEAL)

OFFICIAL SEAL
BRANDON M HAKE
NOTARY PUBLIC - OREGON
COMMISSION NO. 470646
MY COMMISSION EXPIRES AUGUST 06, 2016

STATE OF Oregon

COUNTY OF Multnomah

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda N. Squiers, with whom I am personally acquainted (or provided 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 the 1st day of July, 20 14

Notary Public

My Commission Expires: 07/01/14 August 06, 2016

(SEAL)

OFFICIAL SEAL
BRANDON M HAKE
NOTARY PUBLIC - OREGON
COMMISSION NO. 470646
MY COMMISSION EXPIRES AUGUST 06, 2016