WARRANTY DEED

CHRIS BARROTA
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
February 15, 2016

STATE OF ~~TENNESSEE~~ Arizona, COUNTY OF DAVIDSON Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $209,550.00.

Affiant

Subscribed and sworn to me on December 19, 2014.

NOTARY PUBLIC

My Commission Expires: 02-15-16

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28057SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin G. McLemore 702 Wedgewood Park, Unit B-203 Nashville, TN 37203	Kevin G. McLemore 702 Wedgewood Park, Unit B-203 Nashville, TN 37203	105-10-C-005CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Richard H. Wilson and wife, Nancy J. Scherer, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Kevin G. McLemore, hereinafter called **"GRANTEE,"** his heirs and assigns, 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 B-203, of Wedgewood Park, Phase 3, a condominium, as set forth in the second Supplement to the Master Deed for Wedgewood Park Annexing Phase 3 Property, of record as Instrument No. 20070731-0090822, in the Register's Office for Davidson County, Tennessee, and shown as part of Exhibit B therein. Said second 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, in said 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 "C" of said second Supplement, as amended.

Being the same property conveyed to Richard H. Wilson and wife, Nancy J. Scherer, by Warranty Deed from Elite Homes, LLC, a Tennessee limited liability company, dated February 29, 2008, filed for record on March 3, 2008, of record in Instrument No. 20080303-0020954, in the Register's Office for Davidson County, Tennessee.

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

1. 2014 Davidson County taxes which have been prorated by the parties and assumed by the Grantor; 2015 and subsequent years are assumed by the Grantee.

BILL GARRETT, Davidson County
Trans:T20140095699 DEEDWARR
Recvd: 12/22/14 14:35 3 pgs
Fees:18.00 Taxes:775.34
20141222-0116999

2. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
3. 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 and restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wedgwood 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 was amended by Instrument No. 20060216-0019060, Instrument No. 20060228-0022838, Instrument No. 20060825-0105391, and made applicable to the subject property by Instrument No. 20070731-0090822 and further amended by Instrument No. 20091221-0116077 and Instrument No. 20110329-0024200, in the Register's Office for Davidson County, Tennessee.
4. 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.
5. Matters shown on plan of record as Exhibit "B" to second Supplement to the Master Deed of record as Instrument No. 20070731-0090822, in the Register's Office for Davidson County, Tennessee.
6. Assignment of Developer's Rights of record as Instrument No. 20070730-0090189, in the Register's Office for Davidson County, Tennessee.
7. Application to combine parcels of record as Instrument No. 20060822-0103541, in the Register's Office for Davidson County, Tennessee.
8. Stormwater Detention Agreement of record as Instrument No. 20060925-0118083, Register's Office for Davidson County, Tennessee.
9. Easements for sanitary sewers and/or storm drainage, water main, pumps and appurtenances of record as Instrument No. 20060925-0118136 and Instrument No. 20061010-0125949, in said Register's Office.
10. 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.

This property is also known as property located at 702 Wedgewood Park, Unit B 203, 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, his heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 19th day of December, 2014.

Richard H. Wilson

Nancy J. Scherer

STATE OF AZ, **COUNTY OF** Maricopa

On December 19, 2014, before me personally appeared Richard H. Wilson and wife, Nancy J. Scherer to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on December 19, 2014.

NOTARY PUBLIC

My Commission Expires: 02-15-16

CHRIS BARROTA
Notary Public - State of Arizona
MARICOPA COUNTY
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