BILL GARRETT, Davidson County
Trans:T20150048252 DEEDQC
Recvd: 06/17/15 13:29 2 pgs
Fees:13.00 Taxes:804.75
20150617-0057749

Warranty Deed

Record and return to: Victory Title & Escrow, LLC 695 President Pl., Ste. 203 Smyrna, TN 37167 VT1505 0024D	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $217,500.00. Affiant Subscribed and sworn to before me, this the 16th day of June, 2015. Notary Public My commission expires:

GAIL G. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tara N. Kelley	Highlands Residential Mortgage, LTD	
760 Wedgewood Park	12001 N. Central Expressway, Suite #750	105100C20400CO
Nashville, TN 37203	Dallas, TX 75243	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TYLER K. MERCERON, UNMARRIED AND ODETTE BOLANO, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TARA N. KELLEY, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 County, Tennessee, being Unit No. 204 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. 200060216-0019060, 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 "E3" of said Master Deed, as amended; said Unit 204 also being shown as part of Exhibits "E1" and "E2" of said Master Deed, as amended.

Being the same property conveyed to Tyler K. Merceron, an unmarried man and Odette Bolano, an unmarried woman by Warranty deed from Shana M. Walton, a single woman of record in Instrument No. 20100716-0055895 Register's Office for Davidson County, Tennessee, dated July 12, 2010 and recorded on July 17, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 760 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of June, 2015.

Tyler K. Merceron

Odette Bolano

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tyler K. Merceron and Odette Bolano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of June, 2015.

T. GARRETT
COMMISSION # 1944649
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
COMM. EXPIRES JULY 18, 2015

T Garrett
Notary Public

My Commission Expires: 07/18/2015