THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32532-07-2015**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Sumner KY The actual consideration or value, whichever is greater, for this transfer is: $274,900.00. Affiant Subscribed and sworn to before me this ~~30th~~ 31st day of July, 2015. Notary Public My Commission Expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN

WARRANTY DEED

Address New Owner: Teresa Katubig 760 Wedgewood Park Apt. 207 Nashville, TN 37203	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 105 10 0 C 207 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gena L. Curl, unmarried and Kimberly B. Curl, married as tenants in common with right of survivorship**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Teresa Katubig, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 760 Wedgewood Park Apt. 207, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20150064794 DEEDWARR
Recvd: 08/05/15 10:44 3 pgs
Fees:18.00 Taxes:1017.13
20150805-0077801

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of July, 2015.

Gena L. Curl by
, Atty-In-Fact
Gena L. Curl
BY: Gerald G. Patterson, Attorney-In-Fact

Kimberly B. Curl by
, Atty-In-Fact
Kimberly B. Curl
BY: Gerald G. Patterson, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Gena L. Curl and Kimberly B. Curl and is authorized by the said Gena L. Curl and Kimberly B. Curl to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of July, 2015.

Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 207 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, Instrument No. 20060228-0022838, Instrument No. 20060825-0105391, Instrument No. 20070731-0090822, Instrument No. 20091221-0116044 and Instrument No. 20110329-0024200, 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. Said Unit 207, being shown on Exhitbits "E1" and "E2" of said Master Deed as amended, together with an undivided percentage interest in the Common Elements as shown on Exhibit "E3" of said Master Deed, as amended.

Being the same property conveyed to Gena L. Curl, unmarried and Kimberly B. Curl, married, as tenants in common with right of survivorship, by deed dated June 28, 2010 from Wilhelmus S. Codington and wife, Libby Codington, of record in Instrument No. 20100702-0051873, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Wedgewood Park Condominium, of record in Instrument No. 20050510-0052804, amended in Instrument No. 20020216-0019060, Instrument No. 20060228-0022838, Instrument No. 20060825-0105391, Instrument No. 20070731-0090822, Instrument No. 20091221-0116044 and Instrument No. 20110329-0024200, Register's Office for Davidson County, Tennessee. Assignment of Developer's Rights recorded in Instrument No. 20070730-0090189 and Instrument No. 20081205-0118096, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20050406-0037548, Register's Office for Davidson County, Tennessee.
6. Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in Metropolitan Clerk's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20050321-0030406, Register's Office for Davidson County, Tennessee.