BILL GARRETT, Davidson County
Trans:T20150110620 DEEDWARR
Recvd: 12/31/15 15:34 2 pgs
Fees:13.00 Taxes:1184.00
20151231-0131736

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Nashville, TN 37205
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Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58095
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew J. Medvecz Lauren E. Braun 2842 Woodlawn Drive Nashville, TN 37215	Synovus Mortgage Corp. 204 Lakeshore Drive, Suite 325 Birmingham, AL 35209

TAX MAP PARCEL NUMBERS: 104140F00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$320,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leigh Ann Drew, married,** hereinafter called the **Grantor**, has bargained and sold, and by these , an presents does hereby transfer and convey unto **Andrew J. Medvecz, an unmarried man and Lauren E. Braun , an unmarried woman,*** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 of Woodlawn Court Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, pages 862 and 863, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Leigh Ann Drew, unmarried by Warranty Deed from Jennifer E. Baucum k/n/a Jennifer B. Chase, dated May 30, 2013 and recorded on June 3, 2013 of record in Instrument No. 20130603-0055768, Register's Office for Davidson County, Tennessee.

Bruce Kerr, spouse of Leigh Ann Drew, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, pages 862 and 863, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 7792, page 360 amended in Instrument No. 20020911-0110792, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 2842 Woodlawn Drive, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30 day of December, 20 15

Leigh Ann Drew
Leigh Ann Drew

Bruce Kerr
Bruce Kerr

State of Tennessee

County of Blount

On this 30 day of December, 20 15, before me the undersigned authority, personally appeared Leigh Ann Drew and Bruce Kerr, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Kimberly A Wilson
Notary

KIMBERLY A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

My Commission Expires: 5/29/2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $320,000.00.

Affiant

Sworn and subscribed before me this 31st day of December, 20 15

Kristian Booth
Notary

My Commission Expires: 8-20-19

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019