This instrument prepared by:
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Attn: Leigh Anne Sailors
File #23004.2015

Davidson County DEEDWARR
Recvd: 01/08/16 10:26 4 pgs
Fees:23.00 Taxes:1110.00
20160108-0001993

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Randall Dean 702 Wedgewood Pk # 507 Nashville, TN 37203	BOA 900 W. Trade St 3rd Floor Charlotte, NC 28255	105 10 0 0 030.00 co

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Larry Burton Stovall and wife, Linda Stovall**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Lawrence R. Dean, a single person,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium unit located in Davidson, Tennessee being Unit B-507 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 in Installment N. 2007-731-0090822, in the Register's Office of 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 Number 20050510-0052804, as amended by Instrument No. 20060216-0019060 and Instrument Number 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 C of said Second Supplement as amended.

Being the same property conveyed to Larry Burton Stovall and wife, Linda Stovall by Deed dated September 28, 2007 from Elite Homes, LLC, a Tennessee limited liability company and being of record in Instrument Number 20071002-0117621, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and are now due and payable and are being paid simultaneously with the recording of this instrument.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plan of record in Instrument Number 20110627-0048884, said Register's Office.
5. The Charter for Wedgewood Park homeowners association of record in Instrument Number 20050524-0058684, said Register's Office.
6. Master Deed and By-Laws for Wedgewood Park homeowners association of record in Instrument Number 20050510-0052804, 20060216-0019060, 20060228-0022838, 20060825-0105391, 20070731-0090822, 20091221-0116044 and 20110329-0024200, said Register's Office.
7. Assignment of Developers rights of record in Instrument Number 20070730-0090189, said Register's Office.

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 we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we further covenant and bind ourselves, our heirs and representatives, 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.

This is improved property is known as: 702 Wedgewood Park, #507, Nashville, Tennessee 37203.

Executed on this 4th day of ~~December, 2015~~ January 2016.

Larry Burton Stovall

Linda Stovall

STATE OF KY
COUNTY OF Allen

Personally appeared before me, the undersigned, Notary Public of said County and State, Larry Burton Stovall and wife, Linda Stovall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 4th day of ~~December, 2015.~~ January, 2016

Brenda M. Stone
Notary Public

My Commission Expires: 01-28-2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

~~Affiant~~

Sworn to and subscribed to me, the undersigned, this 6th day of January 2016 ~~December, 2015~~.

A C Hall
Notary Public

My Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith