BILL GARRETT, Davidson County
Trans:T20160011611 DEEDWARR
Recvd: 02/11/16 11:07 2 pgs
Fees:13.00 Taxes:1084.10
20160211-0013216

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $293,000.00.

Affiant

Subscribed and sworn to before me,
this 4th day of February, 2016.

Notary Public
My commission expires: 9-11-17

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-1601-49744

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ian Raffalovich 702 Wedgewood Park Apt. 201 Nashville TN 37203	New Owner	105-10-0-C-003.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Lane Johnson and wife, Gina Brunetti**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ian Raffalovich, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. B-201, on the Plan 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 Instrument No. 20070731-0090822 (erroneously referenced in prior deed as Instrument No. 2007-731-0090822), Register's Office for said County, and as shown as part of Exhibit B therein, to which plan reference is hereby made for a more complete description. Said Second Supplement annexes the subject property into the Master Deed Establishing Wedgewood Park, of record in Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060, and Instrument No. 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, as established by the Master Deed for Wedgewood Park as amended, together with an undivided percentage interest in Common Elements and set forth as Exhibit "C" of said Second Supplement, as amended.

Being the same property conveyed to William Lane Johnson and wife, Gina Brunetti by deed from New Urban Village Development, Inc. a Tennessee corporation, dated November 25, 2008, recorded December 1, 2008, of record in Instrument No. 20081201-0116175, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 702 Wedgewood Park Apt. 201, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 4th day of February, 2016.

William Lane Johnson

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William Lane Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Office, this 4th day of February, 2016.

Notary Public

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires: 10/18/16

WITNESS my hand this 3rd day of February, 2016.

Gina Brunetti

STATE OF Kentucky
COUNTY OF Oldham

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Gina Brunetti**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Office, this 3rd day of February, 2016.

Notary Public

THOMAS HAWKINS
Notary Public
State at Large
Kentucky
My Commission Expires Dec 29, 2018

My Commission expires: 12/29/18