WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/16 12:14 3 pgs
Fees:18.00 Taxes:1415.25
20160303-0020464

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF Feb, 20 16

Notary Public

MY COMMISSION EXPIRES: 7-5-16
(AFFIX SEAL)

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MST 2016-0148

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Whitney T. Rhodes	Movement Mortgage	105-10-0C-734.00-CO
(NAME) 734 Wedgewood Park	(NAME) 841 Seahawk Circle	
(ADDRESS) Nashville, TN 37203-5526	(ADDRESS) Virginia Beach VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gregory S. Steele and Patricia A. Steele, Trustees of the Gregory S. and Patricia A. Steele Living Trust, dated July 27, 2005,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Whitney T. Rhodes, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, 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, Tennessee, being Unit No. 734 of Wedgewood Park, Phase 2, a condominium, as set forth in the First Supplement to the Master Deed for Wedgewood Park Annexing Phase 2 Property, of record as Instrument No. 20060825-0105391, Register's Office for Davidson County, Tennessee, and shown as part of Exhibit B-1, B-2 and B-3 therein. Said First Supplement annexes the subject property into the Master Deed Establishing Wedgewood Park, of record as 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, 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 "B-3" of said First Supplement, as amended.

Being the same property conveyed to Cheryl Denise Giles, a single woman by Warranty deed from David J. Ciombor and wife, Kristen K. Ciombor of record in Instrument No. 20130513-0048055 Register's Office for Davidson County, Tennessee, dated May 10, 2013 and recorded on May 13, 2013.

Being the same property conveyed to Gregory S. Steele and Patricia A. Steele, Trustees of the Gregory S. and Patricia A. Steele Living Trust Dated July 27, 2005 by Warranty deed from Cheryl Denise Giles, a single woman of record in Instrument No. 20151202-0121679 Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 02, 2015.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. Taxes for the year 2016 a lien, not yet due and payable. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wedgewood Park of record in Instrument Number 20050510-0052804 and amendments recorded in Instrument No. 20060216-0019060, Instrument No. 20060228-0022838, Instrument No. 20060825-0105391, Instrument No. 20070731-0090822, Instrument No. 20091221-0116044 and in Instrument No. 20110329-0024200, Register's Office for Davidson County, Tennessee. Charter for Wedgewood Park Condominium Owner's Association, Inc., recorded as Exhibit "B" to said Master Deed and Amendment recorded as Instrument No. 20050524-0058684, in the Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record as Exhibits "E 1" and "E 2" to the Master Deed of record as Instrument Number 20050510-0052804, Register's Office of Davidson County, Tennessee. Stormwater Detention Agreement recorded as Instrument No. 20050321-0030406, Register's Office for Davidson County, Tennessee. Easement for sanitary sewers and/or storm drainage of record as Instrument No. 20050406-0037548, Register's Office for Davidson County, Tennessee. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee. Assignment of Developer's Rights of record in Instrument Number 20070730-0090189 and Instrument Number 20081205-0118096, Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 734 Wedgewood Park, Nashville, TN 37203-5526
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 26th DAY OF February, 2016.

Gregory S. and Patricia A. Steele Living Trust, dated July 27, 2005

BY: Gregory S. Steele
Gregory S. Steele, Trustee

BY: Patricia A Steele
Patricia A. Steele, Trustee

State of California

County of Sonoma

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Gregory S. Steele and Patricia A. Steele, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Trustees of the Gregory S. and Patricia A. Steele Living Trust dated July 27, 2005, the within named bargainor, as Trust, and Gregory S. Steele and Patricia A. Steele, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust themselves as Trustees of said Trust.

Witness my hand and official seal at office, on this the 26th day of February, 2016.

Notary Public

My Commission Expires: NOV 8 2019

(SEAL)

ANTHONY FISICARO
COMM. #2133224
NOTARY PUBLIC - CALIFORNIA
SONOMA COUNTY
My Comm. Expires Nov. 8, 2019

JER-1 JER-1

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON