WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160033842 DEEDWARR
Recvd: 04/25/16 14:32 2 pgs
Fees:13.00 Taxes:3700.00
20160425-0040047

G-DOWD-15-1014-1018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES RUDY FAMILY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wedge Properties	**New Owner**	
(NAME) **1518 Clayton Avenue**	(NAME) 1518 Clayton Ave Nashville, TN 37212	**10509046800**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MYRA E. BEVERLY, UNMARRIED** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WEDGE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Nos. A, B, C, D, E, F, G, H and I, on the Plan of The Row at Beverlywood, a Horizontal Property Regime With Private Elements of record in the Exhibits of the Declaration of Covenants, Conditions, and Instrument No. 20160406-0033120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Myra E. Beverly by Quitclaim Deed of record in Instrument No. 20151106-0113090, Register's Office for Davidson County, Tennessee for the purpose of combining Map and Parcels. Being the same property conveyed to Myra E. Beverly by Quitclaim deed from Charles L. Beverly of record in Instrument No. 199912070300361 Register's Office for Davidson County, Tennessee, dated April 1, 1999 and recorded on December 7, 1999.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 4885, Page 9, Register's Office for Davidson County, Tennessee.
- Covenants and Restrictions of record in Book 5016, Page 814 and Book 5016, Page 820, in the Register's Office for Davidson County, Tennessee.
- Urban Renewal Plan for the Edgehill Urban Renewal Project of record in Book 4220, Page 723, in the Register's Office for Davidson County, Tennessee.
- Convenants, Condtions, Restrictions and By-Laws for The Row at Beverlywood filed April 6, 2016 of record in Instrument No. 20160406-0033120, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1018 and 1014 Wedgewood Ave, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 22nd DAY OF APRIL, 2016.

Myra E. Beverly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MYRA E. BEVERLY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of April, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212