WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160050767 DEEDWARR
Recvd: 06/15/16 14:05 3 pgs
Fees:18.00 Taxes:677.10
20160615-0060667

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF June 2016

Notary Public

MY COMMISSION EXPIRES: 9-18-17
(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Widick Properties, LLC	New Owner	
(NAME)	(NAME)	
1022 Deep Woods Trail		116-09-A-084 CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **MATTHEW WIDICK, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WIDICK PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

SEE ATTACHED EXHIBIT "A"

unimproved
This is improved x property, known as 4848 Bevendean Dr., #D-2, Nashville, TN 37211
(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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 13th day of June, 2016

MATTHEW WIDICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 13 day of June, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit D-2 as set forth in the Master Deed establishing Brighton Village, Phase 6, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated Title 66, Chapter 27, Section 101, et seq., as amended of record in Instrument No. 20080117-0005582, as amended by First Amendment to Master Deed of record in Instrument No. 20080808-0081965, in the Register's Office for Davidson County, Tennessee; said Unit also being shown as part of Exhibit's "E" and "A" to said Master Deeds, as amended.

Being the same property conveyed to Matthew Widick by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company dated April 23, 2010 of record in Instrument No. 20100423-0030925, said Register's Office.

This conveyance is subject to 2016 real property taxes; Subject to any and all zoning regulations, building restrictions, setback lines, in any, and easements and rights of way for public utilities applicable to this property; Matters shown on Exhibit "E" to Master Deed establishing Brighton Village, of record as Instrument No. 20080117-0005582 and Exhibit "A" of Instrument No. 20080808-0081965 in the Register's Office of Davidson County, Tennessee; Agreements regarding sewage soil absorption system of record in Book 7230, pages 136 and 137, in the Register's Office of Davidson County, Tennessee; Easement for sanitary sewers and/or storm drainage of record in Book 7520, page 908, in said Register's Office; Driveway easement as disclosed by instruments of record in Book 7233, page 438, and Book 7416, page 47, in said Register's Office; Matters shown on Boundary & Topographic Survey of the Zachary Rucker, Sr. Property by Horton and Associates, Inc., Jeffrey K. Kimbro, Tenn. R.L.S. No 1765, last revised March 1, 2004, including a 20 ft. wide sanitary sewer easement crossing the subject property along Edmondson Pike, and encroachment by a rock wall and concrete driveway onto adjoining property to the south; Stormwater Detention Agreement of record as Instrument No. 20061027-0133549 in said Register's Office; Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record as Instrument No. 20061027-0133575 in said Register's Office; Stormwater Detention Agreement of record as Instrument No. 20071121-0136366 in said Register's Office; Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances of record as Instrument No. 20071121-0136402 in said Register's Office; Master Deed establishing a Horizontal Property Regime of Brighton Village of record as Instrument 20080117-0005582, in the Register's for Davidson County, Tennessee, as amended; Application to combine parcels of record as Instrument No. 20071128-0137905 in said Register's Office.