WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFF

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

O-KW-16-760-T

BILL GARRETT, Davidson County
Trans:T20160103824 DEEDWARR
Recvd: 11/23/16 12:59 2 pgs
Fees:13.00 Taxes:1110.00

20161123-0123869

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)
Meredith Kay Hamilton	New Owner	
(NAME)	(NAME)	**105-10-0C-302.00-CO**
760 Wedgewood Park #302		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **ANDREW SCOTT LAYSON AND SARAH LAYSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEREDITH KAY HAMILTON, AN UNMARRIED WOMAN,** 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:

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 302 of Wedgewood Park, a condominium, as set forth in the Master Deed establishing Wedgewood Park of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq, as amended, together with an undivided percentage interest in the Common Elements as shown on Exhibit "E 3" of said Master Deed, as amended; said Unit 302 also being shown as part of Exhibits "E 1" and "E 2" of said Master Deed, as amended.

Being the same property conveyed to Andrew Scott Layson and Sarah Layson, husband and wife by Warranty deed from Jennifer D. McClarney of record in Instrument No. 20140520-0043018 Register's Office for Davidson County, Tennessee, dated May 14, 2014 and recorded on May 20, 2014.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, not yet due and payable
- All matters shown on the Boundary plan of record in Instrument No. 20110627-0048884, 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 Master Deed in Instrument No. 20050510-0052804, Register's Office for Davidson County, Tennessee;
- 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 No. 20050510-0052804, amended in Instrument No. 20060216-0019060 and Instrument No. 20060228-0022838, Register's Office for Davidson County, Tennessee;
- Charter for HOA recorded as Exhibit "B" to Master Deed and Amendment recorded in Instrument No. 20050524-0058684 and in Instrument No. 20070206-0015559, Register's Office for Davidson County, Tennessee;
- Agreement of Developer's Rights of record in Instrument No. 20070730-0090189 and Instrument No. 20081205-0118096, Register's Office for Davidson County, Tennessee;
- Stormwater Detention Agreement of record in Instrument No. 20050321-0030406, Register's Office for Davidson County, Tennessee;
- Easement for sanitary sewers and/or storm drainage of record in Instrument No. 20050406-0037548, Register's Office for Davidson County, Tennessee;
- Easement to Comcast of Nashville I, Inc. of record in Instrument No. 20130517-0050097, in the 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;
- 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;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **760 Wedgewood Park #302, 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 21st DAY OF NOVEMBER, 2016.

Andrew Scott Layson by John Gleaves, Attorney In Fact

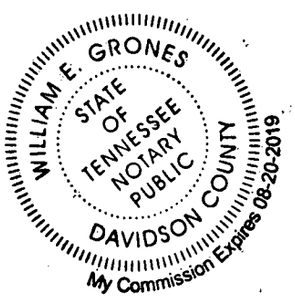
Sarah Layson by John Gleaves, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANDREW SCOTT LAYSON AND SARAH LAYSON, and who acknowledged he/she/they executed the same as the free act and deed of the said ANDREW SCOTT LAYSON AND SARAH LAYSON.

Witness my hand and official seal, this the 21st of November, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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