Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0930-16

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of January, 2017

Notary Public
My Commission Expires:

KAMRYN CRESPO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	
Alun Rhys Jenkins 39 Dyffryn Y Coed Church Village, Pontypridd, Rhonda Cynon Taf Wales, UT	NEW OWNER	Map/parcel: 105-10-0C-017.00 CO

BILL GARRETT, Davidson County
Trans:T20170005170 DEEDWARR
Recvd: 01/19/17 09:33 2 pgs
Fees:13.00 Taxes:1073.00
20170119-0005789

WARRANTY DEED

FOR AND IN 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, I/WE

Amy Hardy, Married (having taken title as an unmarried is now married to Phillip W. Hardy)

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alun Rhys Jenkins and Wife, Amy Victoria Jenkins

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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 Number B-401 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 as Instrument Number 20070731-0090822 in the Register's Office for Davidson County, Tennessee, and shown as part of Exhibit "B" therein. Said Second Supplement annexes the subject property into the Master Deed establishing Wedgewood Park of record as Instrument Number 20050510-0052804, as amended by Instrument Numbers 20060216-0019060, 20060228-0022838 and 20110329-0024200 in the Register's Office for Davidson County, Tennessee, 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 "C" of said Second Supplement, as amended

BEING the same property conveyed to Amy Hardy, unmarried, by Warranty Deed from Lawrence M. Blackburn and wife, Deana L. Blackburn, dated 5/9/11 and recorded 6/8/11 in Instrument No. 20110608-0043906, Register's Office for Davidson County, Tennessee.

THIS being an investment property only, having never been the personal residence of the grantor at any time, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 702 Wedgewood Park Apt. 401 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 GRANTEE(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of January, 2017

Amy Hardy

Amy Hardy

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Amy Hardy and Phillip W. Hardy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 16th day of January, 2017

Kamryn Crespo

Notary Public

My Commission Expires: 12/16/17

KAMRYN CRESPO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY