(1)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170210819** BILL GARRETT, Davidson County Trans:T20170017666 DEEDWARR Recvd: 03/01/17 11:19 2 pgs Fees:13.00 Taxes:1106.30 20170301-0020188	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $299,000.00. Diedra D. Walker Affiant Subscribed and sworn to before me, this 24th day of February, 2017. Notary Public My Commission Expires: 6-18- CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Megan Elizabeth Brown 760 Wedgewood Park Apt. 207 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-10-0C-207.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Teresa Katubig, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Megan Elizabeth Brown, unmarried**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 207 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, Instrument No. 20060228-0022838, Instrument No. 20060825-0105391, Instrument No. 20070731-0090822, Instrument No. 20091221-0116044 and Instrument No. 20110329-0024200, in the Registe r' s Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq. as amended. Said Unit 207, being shown on Exhibits E1 and E2 of said Master Deed as amended, together with an undivided percentage interest in the Common Elements as shown on Exhibit E3 of said Master Deed, as amended.

Being the same property conveyed to TERESA KATUBIG, by deed from GENA L. CURL, UNMARRIED AND KIMBERLY B. CURL, MARRIED AS TENANTS WITH RIGHT OF SURVIVORSHIP, of record in Instrument No. 20150805-0077801, dated July 30, 2015, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 105-10-0C-207.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Master Deed and By-Laws of record in Instrument No. 20050510-0052804, amended in Instrument No. 20060216-0019060 and Instrument No. 20060228-0022838, said Register's Office. Storm Water Detention Agreement of record in Instrument No. 20050321-0030406, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20050406-0037548, said Register's Office.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property located at 760 Wedgewood Park Apt. 207 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of February, 2017.

Teresa Katubig

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Teresa Katubig, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of February, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018