ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 5, 2018

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$414,900.00**
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|20th day of April, 2017.
|NOTARY PUBLIC: November 5, 2018
|MY COMMISSION EXPIRES: 11-5-2018
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josiah and Opal Wedgewood 3065 Cooks Landing Hermitage, TN 37076	Farmington Mortgage a div. of Capstar Bank 2002 Richard Jones Rd, Ste 300 A Nashville, TN 37215	109-08-0A-019.00 CO

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, we,

Andres Garcia and wife, Charlene Garcia

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Josiah E. Wedgewood and Opal T. Wedgewood, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Final Plat of Cooks Landing Subdivision, of record in Instrument No. 20110510-0035834, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Andres Garcia and wife, Charlene Garcia by deed from Citizens Homes dated October 19, 2012 of record in Instrument No. 20121024-0097299, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20110510-0035834, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20111215-0097520, Register's Office for Davidson County, Tennessee
4) Property is subject to HOA Charter of record in Instrument Number 20130904-0093368, said Register's office.
5) Property is subject to Letter to Metro of record in Book 5665, Page 843, said Register's office.
6) Property is subject to conveyance for open space of record in Instrument Number 20130913-0096776 and 20140620-0054085, said Register's office.
7) Property is subject to inspection and maintenance agreement for storm water management facilities of record in Instrument No. 20070712-0082836, said Register's office.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **3065 Cooks Landing, Hermitage, TN 37076**
(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.

BILL GARRETT, Davidson County
Trans: T20170033435 DEEDWARR
Recvd: 04/20/17 13:44 2 pgs
Fees: 13.00 Taxes: 1535.13
20170420-0038924

Witness our hand(s) this 20 day of April, 2017.

Andres Garcia

Charlene Garcia

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Andres Garcia and Charlene Garcia, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076