THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411402** BILL GARRETT, Davidson County Trans:T20170037494 DEEDWARR Recvd: 05/03/17 13:56 2 pgs Fees:13.00 Taxes:1091.50 20170503-0043748	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is grater, for this transfer is: $295,000.00. Affiant Subscribed and sworn to before me, this20th day of April, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Min Kyung Hong 702 WEDGEWOOD PARK #206 Nashville TN 37203-5543	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105100C00800CO

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, **Michael D. Miceli** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Min Kyung Hong**, ("Grantees"), its 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, Tennessee, being Unit B-206 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 No. 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 No. 20050510-0052804, as amended by Instrument No. 20060216-0019060 and Instrument No. 20060228-0022838, Register's Office, 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 Michael D. Miceli by Warranty Deed from Elite Homes, LLC, a Tennessee Limited Liability Company, recorded on the 22nd day of August, 2008 in Instrument No. 20080822-0086579, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Charter of Homeowners Association recorded at Instrument No. 20050524-0058684.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WEDGEWOOD PARK Condominium of record in Instrument No. 20050510-0052804 , as amended by instrument(s) of record in Instrument Nos. 20060216-0019060 and 20060228-0022838, supplemented at Instrument Nos. 20060825-0105391, 20070731-0090822,

20091221-0116044 and 20110329-0024200; also subject to easements, rights and interests 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 building thereon. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances , recorded at Instrument Nos. 20060925-0118136, 20061010-0125949 and 20050406-0037548.

Storm Water Detention Agreement recorded at Instrument Nos. 20050321-0030406 and 20060925-0118083.

Assignment of Developer's Rights recorded at Instrument Nos. 20070730-0090189 and 20081205-0118096.

Application to Combine Parcels recorded at Instrument No. 20060822-0103541.

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.

This is improved property located at 702 WEDGEWOOD PARK #206 Nashville TN 37203-5543

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 20th day of April, 2017.

Michael D. Miceli by Josh Anderson atty in fact

Michael D. Miceli

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Michael D. Miceli, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018