1207

Return to:
Advantage Title and Escrow, Inc
3325 As
Suite 104
Franklin, TN 37067

WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

B-BR-17-760

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2017.

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Jeff F. Rooks	Highlands Residential	
(NAME) **760 Wedgewood Park #102**	(NAME) 12001 N. Central Expressway Ste. 750	**105-10-0C-102.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) Dallas TX 75243	
(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, **CORTNEY LEVIN AND ERIK S. LEVIN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFF F. ROOKS,** 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 located in Davidson County, Tennessee, being Unit No. 102 of Wedgewood Park, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Wedgewood Park, a Condominium of record in Instrument Number 20050510-0052804, as amended in Instrument No. 20060216-0019060, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit E3 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E1 and E2 to said Master Deed.

Being the same property conveyed to Cortney M. Jacobs and Erik S. Levin, unmarried, joint tenants with rights of survivorship by Warranty deed from Jane L. Anderson, unmarried of record in Instrument No. 20080502-0045122 Register's Office for Davidson County, Tennessee, dated April 29, 2008 and recorded on May 02, 2008. Cortney M. Jacobs and Erik S. Levin, having since married. Cortney M. Jacobs is now known as Cortney Levin.

This conveyance is subject to:
- Taxes for the year 2017, a lien 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.
- 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.

BILL GARRETT, Davidson County
Trans:T20170046952 DEEDWARR
Recvd: 06/02/17 12:36 2 pgs
Fees:13.00 Taxes:1221.00

20170602-0055192

- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **760 Wedgewood Park #102 , 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 31st DAY OF MAY, 2017.

Cortney Levin

Erik S. Levin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIK S. LEVIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
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Nashville, TN 37212