THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 18011471S**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $389,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2018. Notary Public My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Jason Fridenstine, Trustee 738 WEDGEWOOD PARK Nashville TN 37203-5526	Send Tax Bills To: New Owner P.O. Box 340020 Nashville, TN 3720	Tax Information: Tax Parcel ID No. 105100C73800CO

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, **Zimbo, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Fridenstine, Trustee of the Gilchrest Trust dated February 2nd, 2018**, ("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 738 of Wedgewood Park, Phase 2, a condominium, as set forth in the First Supplement to the Master Deed for Wedgewood Park Annexing Phase 2 Property, of record as Instrument No. 20060825-0105391, Register's Office for Davidson County, Tennessee, and shown as part of Exhibit B-1, B-2 and B-3 therein. Said First 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 "B-3" of said First Supplement, as amended.

Being the same property conveyed to Zimbo, LLC by Warranty Deed from Elite Homes, LLC, a Tennessee Limited Liability Company, recorded on the 21st day of April, 2009 in Instrument No. 20090421-0036193, 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 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEDGEWOOD PARK, as recorded in Instrument No. 20110627-0048884.

Charter of Wedgewood Park Condominium Owners Association recorded at Instrument No. 20050524-0058684.

Bill Garrett Davidson County
Batch# 64677 DEEDWARR
03/02/2018 12:34:49 PM 2 pgs
Fees: $13.00 Taxes: $1,439.30
20180302-0019911

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, Annexation of Phase 2 recorded at Instrument No. 20060825-0105391 and Assignment of Developers Rights recorded at Instrument No. 20070730-0090189.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050321-0030406.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage recorded at Instrument No. 20050406-0037548.

This is improved property located at 738 WEDGEWOOD PARK Nashville, TN 37203-5526.

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 26 day of February, 2018.

Zimbo, LLC

Hilary Watson

By: Hilary Watson, Manager

STATE OF Kansas)
COUNTY OF Johnson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hilary Watson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is Manager of Zimbo, LLC, 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 26 day of February 2018.

Mary K. Fray

Notary Public

My Commission Expires: 10/25/2020

NOTARY PUBLIC STATE OF KANSAS | MARY K. FRAY My Appt. Exp. 10/25/2020