WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $416,500.00.

Ryan William Lessard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2018.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019 BRIAN D. MITCHELL

O-CBB-18-752

Bill Garrett Davidson County
Batch# 90406 DEEDWARR
05/09/2018 11:03:26 AM 2 pgs
Fees: $13.00 Taxes: $1,541.05

20180509-0044421

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)
Briand Lessard and Cheryl Lessard **Ryan Lessard**	**F&M Bank**	
(NAME) **752 Wedgewood Park**	(NAME) **P.O. Box 451**	**105-10-0C-752.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Clarksville, TN 37041**	
(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, **AMY JO TRUMP, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAND LESSARD AND CHERYL LESSARD, HUSBAND AND WIFE AND RYAN LESSARD, A SINGLE MAN,** 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 unit located in Davidson, Tennessee, being Unit No. 752 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 in 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 Coded 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 Amy Jo Trump, a single woman by Warranty Deed from Gerhard O. Bock and Donna F. Bock, husband and wife of record in Instrument No. 20170404-0032830 Register's Office for Davidson County, Tennessee, dated March 17, 2017 and recorded on April 04, 2017.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, a lien not yet due and payable;
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, 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 Number 20050510-0052804 and amendments recorded in Instrument No. 20060216-0019060, Instrument No. 20060228-0022838, Instrument No. 20060825-0105391, Instrument No. 20070731-0090822, Instrument No. 20091221-0116044 and in Instrument No. 20110329-0024200, Register's Office for Davidson County, Tennessee;
- Charter for Wedgewood Park Condominium Owner's Association, Inc. of record in Instrument Number 20050524-0058683 and amended in Instrument No. 20050524-0058684, in the Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the Plan of record as Exhibits "E 1" and "E 2" to the Master Deed of record as Instrument Number 20050510-0052804, Register's Office of Davidson County, Tennessee;
- Stormwater Detention Agreement of record in Instrument Number 20050321-0030406, in the Register's Office for Davidson County, Tennessee;
- Easement for sanitary sewers and/or storm drainage of record in Instrument Number 20050406-0037548, in the Register's Office for Davidson County, Tennessee;

- 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;
- Assignment of Developer's Rights of record in Instrument Number 20070730-0090189 and Instrument Number 20081205-0118096, in the Register's Office for Davidson County, Tennessee;
- Easement for Sanitary Sewers and/or Storm Drainage, water Mains, Pumps and appurtenances of record in Instrument Number 20060925-0118136, Instrument No. 20061010-0125949 and Instrument No. 20060925-0118083, in the Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **752 Wedgewood Park, 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 2nd DAY OF MAY, 2018.

05/02/2018

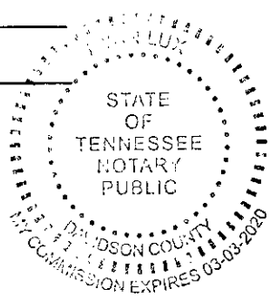
Amy Jo Trump

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY JO TRUMP, 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 2nd of May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212