WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/7/2020 (AFFIX SEAL)

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 7, 2020

G-P-17-1030

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)
Sean Templin	NEW OWNER	
(NAME) 1001 A MOORE AVENUE	Bill Garrett Davidson County Batch# 99360 **DEEDWARR** 06/01/2018 03:41:47 PM 2 pgs Fees: $13.00 Taxes: $1,846.30 20180601-0052605	**105-09-2E-008.00-CO**
(ADDRESS) NASHVILLE, TN 37203		
(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, **WEDGE PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN TEMPLIN, 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:

Land in Davidson County, Tennessee, being Unit No. H on the Plan of The Row At Beverlywood, a Horizontal Property Regime With Private Elements, established by the Declaration of Covenants, Conditions and Restriction of record in Instrument No. 20160406-0033120, 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 "C" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being a portion of the same property conveyed to Wedge Properties, a Tennessee General Partnership by Warranty deed from Myra E. Beverly, Unmarried of record in Instrument No. 20160425-0040047 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 25, 2016.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160406-003120, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20160418-0036920, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 4885, Page 9, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5016, Page 814 and Book, Page 820, in the Register's Office for Davidson County, Tennessee.
- County Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Urban Renewal Plan for the Edgehill Urban Renewal Project of record in Book 4220, Page 723 and Book 6236, Page 263, in the Register'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: **1030 Wedgewood Ave., Nashville, Tennessee 37204**.

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 ~~27th~~ 25th DAY OF ~~APRIL~~ May, 2018.

Wedge Properties, A Tennessee General Partnership

BY: _____
Keith Dowd, Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ketih Dowd, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Authorized Partner of Wedge Properties, a Tennessee General Partnership, the within named bargainor, a general partnership and that he as such Authorized Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25 day of May, 2018.

_____
Notary Public
My Commission Expires: 1-3-22

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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