Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1161

Bill Garrett Davidson County
Batch# 107548 DEEDWARR
06/22/2018 02:06:44 PM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20180622-0060523

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan Barry Paxton and wife, Lillian Mairose Paxton and Christopher Ryan Paxton, unmarried, as joint tenants with right of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Alexander Wiles and Lindsey Kathryn Sentell, husband and wife**, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A certain condominium unit located in Davidson, Tennessee, being Unit B-501 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, Instrument No. 20060825-0105391, Instrument No. 20070731-0090822, Instrument No. 20091221-0116044 and Instrument No. 20110329-0024200, said 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. Reference is hereby made to the Phase III Site Plan of Wedgewood Park attached as Exhibit "B" to the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase III, of record in Instrument Number 20070731-0090822, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

Being the same property conveyed to Jonathan Barry Paxton and wife, Lillian Mairose Paxton and Christopher Ryan Paxton, unmarried, as joint tenants with right of survivorship, by deed from Robert G. Daniels, married, in the amount of $280,000.00, dated March 26, 2014, of record as Instrument No. 20140327-0025491, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 702 Wedgewood Park #B-501, Nashville TN, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13th day of June, 2018.

Jonathan Barry Paxton

Lillian Mairose Paxton

Christopher Ryan Paxton

State of _____)
County of _____)

On this _____ day of June, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jonathan Barry Paxton and Lillian Mairose Paxton and Christopher Ryan Paxton, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SEE ATTACHMENT
JURAT/ACKNOWLEDGMENT

Notary Public

My Commission Expires: _____

State of Tennessee )
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 308,000.00.

Affiant

Sworn and subscribed before me on this the 15th day of June, 2018.

Notary Public

My Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

**NEW OWNER:**
Charlie Wiles
702 Wedgewood Park #B-501
Nashville, TN 37203

**RESPONSIBLE FOR TAX PAYMENT:**
New owner

**TAX MAP-PARCEL #:**
105-10-0C-024.00

# CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State Of: **California**
County Of: **Contra Costa**

On June 13, **2018** before me, **Cora Angel,** Notary Public, personally appeared, Jonathan Barry Paxton, Lillian Mairose Paxton and Christopher Ryan Paxton who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.**

**WITNESS my hand and official seal.**

Cora Angel

Signature: **Cora Angel**

CORA ANGEL
COMM. # 2199385
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
Commission Expires MAY 27, 2021

**Title of Document:** Warranty Deed

**Total Number of Pages including Attachment:** 3

**Notary Commission Expiration Date: May 27, 2021**

**Notary Commission Number: 2199385**