THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180616578** Bill Garrett Davidson County Batch# 130172 **DEEDWARR** 08/16/2018 03:51:02 PM 2 pgs Fees: $13.00 Taxes: $1,147.00 20180816-0081470	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2018. Notary Public My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

WARRANTY DEED

Address New Owner: Frederick Larue Conrad, III 760 Wedgewood Park Apt 308 Nashville TN 37203	Send Tax Bills To: F&M Bank 50 Franklin Street Clarksville, TN 37040	Tax Information: Tax Parcel ID No. 105100C30800CO

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, **Jessica C. Siegel, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frederick Larue Conrad, III, an unmarried man**("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 County, Tennessee, being Unit No. 308 of Wedgewood Park, a condominium, as set forth in the Master Deed establishing Wedgewood Park of record as Instrument No. 20050510-0052804, as amended by Instrument Nos. 20060216-0019060 and 20060228-0022838, supplemented in Instrument No. 20060825-0105391 and Instrument No. 20070731-0090822, Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, together with an undivided percentage interest in the Common Elements shown on Exhibit "E 3" of said Master Deed, as amended; said Unit 308 also being shown as part of Exhibits "E 1" and "E 2" of said Master Deed, as amended.

Being the same property conveyed to Jessica C. Siegel, unmarried by Warranty Deed from Joshua T. Reeder and wife, Andrea E. Reeder, recorded on the 19th day of August, 2009 in Instrument No. 20090819-0077929, in the Register's Office of Davidson County, Tennessee.

Jeremy Dial joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

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

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.

This is improved property located at 760 Wedgewood Park Apt 308 Nashville TN 37203

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 15th day of August, 2018.

Jessica C. Siegel n/k/a Jessica C. Dial

Jeremy Dial

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica C. Siegel n/k/a Jessica C. Dial and Jeremy Dial, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2018.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2019