THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180717178

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2018.

Notary Public
My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Bill Garrett Davidson County
Batch# 132365 DEEDWARR
08/23/2018 03:18:56 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20180823-0083773

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gregory Wendell and Marcie Wendell 756 Wedgewood Park Nashville TN 37203	New Owner	Tax Parcel ID No. 105-10-0C-756.00 CO

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, **Lindsay S. Boyd, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory Wendell and Marcie Wendell, husband and wife**, ("Grantees"), their 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 756 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, said Register' s Office, together with an undivided percentage interest in the Common Elements as set forth therein.

Being the same property conveyed to LINDSAY C. SHORT, by deed from MATTHEW TANT AND REED COLLINS, of record in Instrument No. 20150602-0051332, dated May 29, 2015, said Register's Office. Lindsay C. short having since married and is now known as Lindsay S. Boyd.

Ferrell Boyd, III 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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 105-10-0C-756.00 CO.

Matters shown on the Plan of record in Instrument No. 20110627-0048884, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # W-RUDY-18-756

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20050406-0037548, said Register's Office.
Storm Water Detention Agreement of record in Instrument No. 20050321-0030406, said Register's Office.
Master Deed and ByLaws of record in Instrument No. 20050510-0052804, amended in Instrument No. 20060216-0019060, Instrument No. 20060228-0022838 and First Supplement of record in Instrument No. 20060825-0105391, said Register's Office.

This is improved property located at 756 Wedgewood Park 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 20th day of August, 2018.

Lindsay S. Boyd

Ferrell Boyd, III

STATE OF Texas)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lindsay S. Boyd and Ferrell Boyd, III, 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 20th day of August, 2018.

Notary Public

My Commission Expires: 07/25/19

PATRICIA RODRIGUEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-25-19