19-CO-286

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

GAIL HUDSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 10-20-2019

JM-RF-19-760-203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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)
Melissa Yacoubian	**NEW OWNER**	
(NAME) **760 Wedgewood Park**	Karen Johnson Davidson County Batch# 233444 **DEEDWARR** 05/23/2019 09:20:19 AM 2 pgs Fees: $13.00 Taxes: $1,110.00 20190523-0048801	**105-10-0C-203.00-CO**
(ADDRESS) **Nashville, TN 37203**		
(CITY) (STATE) (ZIP)	(CITY)	

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, **LUCY ELIZABETH D'AGOSTINO MCGOWAN AND PATRICK J. MCGOWAN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELISSA M. YACOUBIAN, A SINGLE WOMAN,** 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. 203, on the Plan of Wedgewood Park, a condominium, as established by the Master Deed for Wedgewood Park of record in instrument No. 20050510-0052804; as amended in Instrument No. 20060216-0019060; instrument No. 20060228-0022838; Instrument No. 20060825-0105391; Instrument No. 20070731-0090822; instrument No. 20091221-0116044; and Instrument No. 20110329-0024200, 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 "E3" of said Master Deed, as amended; said Unit 103 also being shown as part of Exhibits "E1 and "E2" of said Master Deed, as amended, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lucy Elizabeth D'Agostino McGowan and Patrick J. McGowan, wife and husband by Warranty deed from Bennie J. Goggans and wife, Patricia Goggans of record in Instrument No. 20170124-0007492 Register's Office for Davidson County, Tennessee, dated January 18, 2017 and recorded on January 24, 2017.

The said Lucy Elizabeth D'Agostino McGowan and Lucy McGowan referenced in the Power of Attorney recorded simultaneously herewith are both one and the same.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 57, Page 92, 94 & 95, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Wedgewood Park of record in Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060, Instrument No. 20060228-0022838, Instrument No. 20060825-0105391, Instrument No. 20070731-0090822, Instrument No. 20091221-0116044 and Instrument No. 20110329-0024200, Register's Office for Davidson County, Tennessee.
- Bylaws of the Wedgewood Park Condominium Owners Association, Inc. attached as Exhibit "C" to the aforementioned Master Deed.

- Charter for Wedgewood Park Condominium Owners Association, Inc., of record in Instrument Number 20050524-0058684, in the Register's Office for Davidson County, Tennessee.
- Assignment of Developer's Rights of record in Instrument Number 20070730-0090189 and Instrument No. 20081205-0118096, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050321-0030406 and 20060925-0118083, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer and/or storm drainage, water main, pumps and appurtenances of record in Instrument Number 20060925-0118136 and 20061010-0125949, in the Register's Office for Davidson County, Tennessee.

- Subject to Urban Zoning Overlay of record aas Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476, of record in the Metroplolitan Clerk's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville of record in Instrument Number 20130517-0050097, 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: **760 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 21st DAY OF MAY, 2019.

Lucy Elizabeth D'Agostino McGowan
by Henry Miller as her Attorney-in-fact

5/21/19

Patrick J. McGowan
by Henry Miller as his Attorney-in-fact

5/21/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Henry Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LUCY ELIZABETH D'AGOSTINO MCGOWAN AND PATRICK J. MCGOWAN, and who acknowledged he/she/they executed the same as the free act and deed of the said LUCY ELIZABETH D'AGOSTINO MCGOWAN AND PATRICK J. MCGOWAN.

Witness my hand and official seal, this the 21st of May, 2019.

Notary Public
My Commission Expires: 01-08-2020
(SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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