This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191967 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$387,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 31st day of July, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Karen Johnson Davidson County
Batch# 266686 DEEDWARR
08/05/2019 12:14:10 PM 2 pgs
Fees: $13.00 Taxes: $1,431.90
20190805-0077378

THIS INDENTURE, made this 31st day of July, 2019, among:

NICHOLAS B. RIDINGS, MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KRISTEN N. TROYER, an unmarried woman

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain condominium unit located in Davidson, Tennessee, being Unit 746 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, Registers 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 and Instrument No. 20110329-0024200, Registers 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 "B-3" of said First Supplement, as amended.

Being the same property conveyed to Nicholas B. Ridings, unmarried by Warranty deed from John D. Bones and Helen Bones, Trustees under The Bones Family Living Trust, Dated December 05, 2003 of record in Instrument No. 20131219-0128419 Register's Office for Davidson County, Tennessee, dated December 17, 2013 and recorded on December 19, 2013. Being also known as 746 Wedgewood Park 746 Nashville, Tennessee 37203.

Kathryn Ridings, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Nicholas B. Ridings

KCRidings

Kathryn Ridings

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Nicholas B. Ridings and Kathryn Ridings, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of July, 2019.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Kristen Troyer
Address: 746 Wedgewood Park
City, State, Zip: Nashville, TN 37203

Responsible Party For Taxes:

Name:
Address: NEW OWNER
City, State, Zip:

Tax ID: 105-10-0C-746.00-CO