THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201232193** Karen Johnson Davidson County Batch# 556064 DEEDWARR 01/19/2021 12:13:25 PM 2 pgs Fees: $13.00 Taxes: $1,331.63 20210119-0007834	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $359,900.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2021. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Shelten Vieau 702 Wedgewood Park Apt 307 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 10 0C 016.00

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, **Chao Sun, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shelten Vieau, unmarried,** ("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, Tennessee, being Unit B-307 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, Instrument No. 20060228-0022838, Instrument No. 20110329-0024200 and Instrument No. 20200930-0112361, 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.

Being the same property conveyed to Chao Sun, a single person, by Warranty Deed from Vickie L. Beck and husband, Melvin S. Beck, of record in Instrument No. 20150902-0089676, in the Register's Office of Davidson County, Tennessee, dated August 31, 2015 and recorded on September 2, 2015. Chao Sun having since married. James York-Winegar joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

The execution of this instrument is affected by the signature of Nathan L. Powers as Attorney-in-Fact for Chao Sun and James York-Winegar, which Power of Attorney is recorded in Book *, Page _____, and in Book *, Page _____, Register's Office for Davidson County, Tennessee * 20210119-0007832 * 20210119-0007833

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Wedgewood Park, as recorded in Instrument No. 20110627-0048884.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Wedgewood Park Condominium of record in Instrument No. 20050510-0052804, as amended by instrument(s) of record in Instrument No. 20060216-0019060; Instrument No. 20060228-0022838; Instrument No. 20110329-0024200 and Instrument No. 20200930-0112361; Supplement recorded in Instrument No. 20070731-0090822; Assignment of Developer's Rights recorded in Instrument No. 20070730-0090189 and Instrument No. 20081205-0118096; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20050406-0037548.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060925-0118136 and Instrument No. 20061010-0125949.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050321-0030406 and Instrument No. 20060925-0118083.

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 702 Wedgewood Park Apt 307 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 January, 2021.

Chao Sun by Nathan L. Powers as Attorney in fact
Chao Sun
by Nathan L. Powers as Attorney-In-Fact

James York-Winegar by Nathan L. Powers as attorney in fact
James York-Winegar
by Nathan L. Powers as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Chao Sun and James York-Winegar and he is authorized by Chao Sun and James York-Winegar to execute this instrument on their behalf.

Witness my hand, at office, this 15th day of January, 2021.

Notary Public
My Commission Expires: _____