WARRANTY DEED

Brad Krivoshansky State of Tennessee Notary Public Williamson County

JM-SB-BH-21-756

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-23-21
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 573301 DEEDWARR
02/11/2021 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,549.93
20210211-0019970

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)
Alexandra R Walker	~~NEW OWNER~~ BancorpSouth Bank	
(NAME)	(NAME)	**105-10-0C-756.00-CO**
756 Wedgewood Park	P. O. Box 3356	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Tupelo MS 38803-3356	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **GREGORY WENDELL AND MARCIE WENDELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDRA R WALKER, 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:

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 Gregory Wendell and Marcie Wendell, husband and wife by Warranty deed from Lindsay S. Boyd, married of record in Instrument No. 20180823-0083773 Register's Office for Davidson County, Tennessee, dated August 20, 2018 and recorded on August 23, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Wedgewood Park of record in Instrument Number 20050510-0052804 and amendments recorded in Instrument No. 20060216-0019060, Instrument No. 20060228-0022838, Instrument No. 20060825-0105391, Instrument No. 20070731-0090822, Instrument No. 20091221-0116044 in Instrument No. 20110329-0024200 and in Instrument No. 20110627-0048884, Register's Office for Davidson County, Tennessee.
- Charter for Wedgewood Park Condominium Owner's Association, Inc. of record in Instrument Number 20050524-0058683 and amended in Instrument No. 20050524-0058684, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Exhibits "E 1" and "E 2" to the Master Deed of record as Instrument Number 20050510-0052804, Register's Office of Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050321-0030406, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage of record in Instrument Number 20050406-0037548, in the Register's Office for Davidson County, Tennessee.
- 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.
- Assignment of Developer's Rights of record in Instrument Number 20070730-0090189 and Instrument Number 20081205-0118096, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage, water Mains, Pumps and appurtenances of record in Instrument Number 20060925-0118136, Instrument No. 20061010-0125949 and Instrument No. 20060925-0118083, 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: **756 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 8th DAY OF FEBRUARY, 2021.

Gregory Wendell by PH
Gregory Wendell
by Paul Hinman as Attorney-in-fact

Marcie Wendell by PH
Marcie Wendell
by Paul Hinman 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, Paul Hinman, 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 GREGORY WENDELL AND MARCIE WENDELL, and who acknowledged he/she/they executed the same as the free act and deed of the said GREGORY WENDELL AND MARCIE WENDELL.

Witness my hand and official seal, this the 8th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

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

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)