WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140082428 DEEDWARR
Recvd: 10/31/14 15:48 2 pgs
Fees:13.00 Taxes:462.13
20141031-0100886

R-VRES-14-2020-A13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Joseph Moss	**Same as New Owner**	
(NAME) **PO Box 128291**	(NAME) **PO Box 128291**	**105-10-0A-114.00-C O**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Nashville, TN 37212**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BRANDON THOMPSON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSEPH MOSS, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. A-13 of Beechtree Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Beechtree Condominiums of record in Book 11174, Page 284, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, of record in Book 11174, page 328, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Brandon Thompson, unmarried by deed from D. Eric Woodruff, unmarried of record in Instrument No. 20100331-0024045 Register's Office for Davidson County, Tennessee, dated March 25, 2010 and recorded on March 31, 2010.

This conveyance is subject to:
- Taxes for the year 2014 a lien, due and payable, but not delinquent.
- Plan of record in Plat Book 332, Page 130, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Beechtree Condominiums of record in Book 11174, Page 284, as amended in Book 11680, page 193, Register's Office for Davidson County, Tennessee.
- Charter of BeechTree Condominiums Homeowner's Association of record in Book 11174, Page 326, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11174, Page 328 and Book 11163, page 16, in the Register's Office for Davidson County, Tennessee.
- Site Plan of BeechTree Condominiums attached as Exhibit "E" to the First Amendment to Master Deed for BeechTree Condominiums record in Book 11680, page 193, Register's Office for Davidson County, Tennessee.
- Easement (s) to City of Nashville as set forth in instrument of record in Book 3183, Page 65, in the Register's Office for Davidson County, Tennessee.
- Easement of record as Instrument No. 20090930-0090862, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Open Space of record in Instrument Number 20041230-0155036, 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: **2020 Beech Ave, A13, Nashville, Tennessee 37204**.

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 30th DAY OF OCTOBER, 2014.

Brandon Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of October, 2014.

Notary Public
My Commission Expires:
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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