WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MS1432

BILL GARRETT, Davidson County
Trans:T20150043185 DEEDWARR
Recvd: 06/02/15 16:06 2 pgs
Fees:13.00 Taxes:370.00
20150602-0051434

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-26-2018

(AFFIX SEAL)

PIPER L. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley N. Londry	Movement Mortgage LLC	052130A00400CO
(NAME)	(NAME)	
2711 Penn Meade Drive	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Virginia Beach, VA 23452	
(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 considerations, the receipt of which is hereby acknowledged, we, **Mary A. Beakley, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ashley N. Londry, a single woman and Gerald W. Naylor III, a single man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being Unit No. 4 as created and established by the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase I, of record in Book 6900, Page 671, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being the same property conveyed to Mary A. Beakley, unmarried by Warranty Deed dated 11/30/1988 from Fox Ridge Homes, Inc. of record in Book 7721, Page 171, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 6900, Page 671, said Register's Office.

Also can you add this verbiage: This instrument is executed on behalf of Mary A. Beakley, by Mary T. Floyd pursuant to a Power of Attorney executed by Mary A. Beakley on October 31, 2013 of record in Instrument No. 20150602-0050951, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws filed for record in Book 7566, Page 571, said Register's Office.

Said Master Deed and Bylaws were amended of record in Instrument 200409150111299, said Register's Office.

Articles of Amendment to the Certificate of Incorporation of C & S Builders, Inc of record in Book 7634, Page 226, said Register's Office.

File No.: 01291-12051
SMG TN Warranty Deed

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2711 Penn Meade Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 hand this 29th day of May, 2015.

Mary A. Beakley by Mary T. Floyd Atty. in fact

Mary A. Beakley by Mary T. Floyd her atty in fact

State of Tennessee
County of Wilson

On this 29th day of May, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mary T. Floyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Mary A. Beakley, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20150602-0050951, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 1/5/16

MICHAEL A. WRATHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122