WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150098189 DEEDWARR
Recvd: 11/18/15 14:18 2 pgs
Fees: 13.00 Taxes: 995.30
20151118-0117114

O-KW-15-2834-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(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)
Zachary Beitzel	**Movement Mortgage**	
(NAME)	(NAME)	
2834 Westwood Avenue	**841 Seahawk Circle**	**104-14-A-3.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Virginia Beach, VA 23452**	
(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 **KIMBERLY NEWMAN, A SINGLE WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ZACHARY BEITZEL, AN UNMARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Unit 2834, also known as Lot 2, Unit A, Westbrooke Condominiums, as established under Master Deed of record in Book 7341, Page 459, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kimberly Newman by Warranty Deed from Gene A. Erickson, as Trustee of the Gene A. Erickson Revocable Trust Agreement dated April 27, 2008, recorded on the 21st day of July, 2008 in Instrument No. 20080721-0074604, in the Register's Office of Davidson County, Tennessee.

SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBER 20151118-0117113 .

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Charter of Homeowners Association recorded in Book 7348, Page 191 and Book 7928, Page 835.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESTBROOKE Condominium of record in Book 7341, Page 459 ; 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 Utilities, recorded in Book 4758, Page 442.
- Easement for Storm Sewers, recorded in Book 1449, Page 47.
- Deed of Merger and Termination of Horizontal Property Regime recorded in Book 7341, Page 456.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2834 Westwood Avenue, Nashville, Tennessee 37212**.

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 16th DAY OF NOVEMBER, 2015.

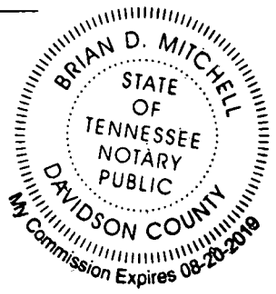
Kimberly Newman by John Gleaves, Attorney
In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 KIMBERLY NEWMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said KIMBERLY NEWMAN.

Witness my hand and official seal, this the 16th of November, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



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