BILL GARRETT, Davidson County
Trans:T20160061006 DEEDWARR
Recvd: 07/15/16 14:38 2 pgs
Fees:13.00 Taxes:591.63
20160715-0073064

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $159,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF JULY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-3018

DONNA ROSSON STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1964B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Andrew Beckham	Andrew Beckham	161-11-0A-136.00-CO
513 Huntington Ridge Drive	513 Huntington Ridge	
Nashville, TN 37211-5995	Nashville, TN 37211-5995	

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,

BROADWAY INVESTMENT GROUP CO.

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANDREW BECKHAM, UNMARRIED

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 136 on the plan of Revision One, Huntington Ridge Townhouse Condominiums, of record in Plat Book 9700, Page 846, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Hellen Dozier, unmarried by Warranty deed from Amanda Sue Martin, unmarried of record in Instrument No. 20091103-0101482 Register's Office for Davidson County, Tennessee, dated October 30, 2009 and recorded on November 03, 2009.

Being the same property conveyed to Broadway Investment Group Co. by Substitute Trustee's deed from J. Phillip Jones of record in Instrument No. 20160208-0012092 Register's Office for Davidson County, Tennessee, dated January 21, 2016 and recorded on February 08, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4729, Page 687, amended in Book 4889, page 905, Book 5394, page 243, and Instrument Number 20110331-0024865, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 7423, Page 762, amended in Instrument Number 20080324-0029069 and Instrument Number 20130724-0076332 , in the Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Book 4729, Page 682 amended in Book 4890, page 84, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 9732, Page 551, Book 9775, page 308 and Book 11345, page 59, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20140902-0079897, in the Register's Office for DavidsonCounty, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 513 Huntington Ridge Drive, Nashville, TN 37211-5995

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 11th day of July, 2016.

Broadway Investment Group Co.

Mark LePera, Sole Shareholder

STATE OF TENNESSEE

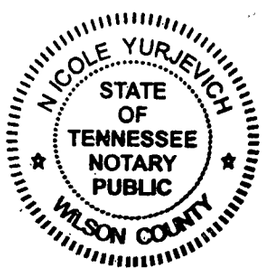
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BROADWAY INVESTMENT GROUP CO., the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of July, 2016.

Notary Public

My Commission Expires: 12/29/19



File #: 16-1964B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027