Davidson County DEEDWARR
Recvd: 05/25/17 15:37 2 pgs
Fees:13.00 Taxes:1052.64
20170525-0052404

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $284,498.00

Affiant

Subscribed and sworn to before me, this 24th day of May, 2017.

Notary Public
My commission expires: _____

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sara Grosdidier	Movement Mortgage LLC	P/O 147-15-0-136.00
532 Highcrest Drive Unit B	8024 Calvin Hall Rd	
Nashville, TN 37211	Indianland SC 29707	

FRN - 172271

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Next Stay Nashville, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sara Grosdidier, 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:

> Land in Davidson County, Tennessee, being Unit B, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 532 Highcrest Drive Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20160302-0019674, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Next Stay Nashville, LLC, a Tennessee limited liability company, from Amanda Dean, Trustee of The 532 Highcrest Drive Trust, by Warranty Deed and recorded on October 12, 2015 of record Instrument Number 20151012-0103742, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **532 Highcrest Drive Unit B, Nashville, TN 37211.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Plat Book 2331, Pages 82 thru 84, inclusive and amended Plat recorded in Instrument No. 20031023-0156758; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 532 Highcrest Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160302-0019674, 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 State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (3) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 2481, Page 499, 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 State Code, or (b) relates to handicap but does not discriminate against handicapped persons; All of record in the Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 24th day of May, 2017.

Next Stay Nashville, LLC, a
Tennessee limited liability company

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain, Authorized Representative for Next Stay Nashville, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative.

Witness my hand and official seal at Brentwood, Tennessee, this the 24th day of May, 2017.

_____
Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

_____
Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY