WARRANTY DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

R-VRES-17-2020-B3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2017.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

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)
David Ryan Long	**Same as New Owner**	
(NAME)	(NAME)	
2020 Beech Avenue, B3		**105-10-0A-205.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 consideration, the receipt of which is hereby acknowledged, **KYLE R. QUIGLEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID RYAN LONG, UNMARRIED, AS TO A 20% UNDIVIDED INTEREST, AND DAVID MICHAEL LONG, AS TO AN 80% UNDIVIDED INTEREST, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. B-3 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, as amended in Book 11680, Page 193, 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, 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 Exhibit "E" to said Master Deed as amended; together with an undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed.

Being the same property conveyed to Kyle R. Quigley, unmarried by Warranty deed from Thomas Blockley and wife, Karen Blockley of record in Instrument No. 20060106-0002009 Register's Office for Davidson County, Tennessee, dated January 04, 2006 and recorded on January 06, 2006.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Master Deed establishing a Horizontal Property Regime of BeechTree Condominiums of record in Book 11174, Page 284, as amended in Book 11680, Page 193 and Instrument No. 20151016-0105285, Register's Office for Davidson County, Tennessee.
- Charter for BeechTree Condominium Owners Association, Inc. of record in Book 11163, Page 16, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Area of record in Instrument Number 20041230-0155036, in the Register's Office for Davidson County, Tennessee.
- Deed of Easement to the City of Nashville of record in Book 3183, Page 65, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090930-0090862, 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 Avenue, B3, Nashville, Tennessee 37204**.

BILL GARRETT, Davidson County
Trans:T20170057516 DEEDWARR
Recvd: 07/06/17 10:03 2 pgs
Fees:13.00 Taxes:610.50

20170706-0067768

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 JUNE, 2017.

Kyle R. Quigley by [signature] AS ATTORNEY IN FACT
Kyle R. Quigley by Nathan Keith as 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, NATHAN KEITH, 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 KYLE R. QUIGLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said KYLE R. QUIGLEY.

Witness my hand and official seal, this the 30th of June, 2017.

[signature]
Notary Public
My Commission Expires: _____
(SEAL)



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