THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33843-07-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $359,900.00. Affiant Subscribed and sworn to before me this 10th day of August, 2017. Notary Public My Commission Expires: 7-24-2021

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Taylor Tutt, Jerome Cencula, and Megan Cencula 1813 A Cahal Ave Nashville, TN 37206	**Send Tax Bills To:** Movement Mortgage, LLC 8024 Calvin Hall Road Indian Lake, SC 29707	**Tax Information:** Map and Parcel No.: 072 15 0 S 001 00CO

Davidson County DEEDWARR
Recvd: 08/14/17 10:47 3 pgs
Fees:18.00 Taxes:1331.63
20170814-0083048

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Three Beans, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Megan Cencula and Taylor Reginald Tutt, wife and husband, and Jerome M. Cencula, Jr., a married man, as joint tenants with right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1813 A Cahal Ave, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of August, 2017.

Three Beans, LLC, a Tennessee limited liability company

BY: Gail Wales, Chief Mgr.
Gail Wales, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gail Wales, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Chief Manager of Three Beans, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of August, 2017.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Cahal Avenue Townhomes, II a horizontal property regime with private elements established by Declaration in Instrument No. 20150825-0085759, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No.10 on the Map showing subdivision of Lots 15 through 25 in Belle Forest Subdivision of record in Plat Book 547, page 33, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Three Beans Properties by Quitclaim Deed dated June 20, 2008 from Gail Biener Wales, Anita Biener Howards and Prit Pal Khalsa of record in Instrument No. 20080624-0065096, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Three Beans, LLC by Quitclaim Deed from Three Beans Properties of record in Instrument No. 20160331-0030567, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Three Beans, LLC by Quitclaim Deed from Three Beans Properties of record in Instrument No. 20160929-0102860, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes or special assessments which are not shown as existing liens by the public records.
2. 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 Cahal Avenue Townhomes, II, of record in Instrument No. 20150825-0085759, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 547, page 33, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record attached as Exhibit B to the Declaration of record in Instrument No. 20150825-0085759, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19

Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019