Davidson County DEEDWARR
Recvd: 09/05/17 09:29 3 pgs
Fees:18.00 Taxes:666.00
20170905-0090716

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-26-19
(AFFIX SEAL)

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

P-AVE-17-2020-A16

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)
Jeremy S Sosnick	Movement Mortgage, LLC	
(NAME)	(NAME)	
2020 Beech Ave., #A16	8024 CALVIN HALL ROAD	**105-10-0A-111.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	INDIAN LAND, SC 29707	
(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, **GUY L. MCCORMACK AND NORMA T. MCCORMACK, MARRIED, AND DEVIN R. MCCORMACK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEREMY S SOSNICK, AN UNMARRIED MAN,** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-16 of the Beechtree Condominiums, a Horizontal Property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for 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, including without limitation the By-Laws appended thereto, of record in Book 11174, Page 328, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Site Plan of Beechtree Condominiums attached as Exhibit "E" to the First Amendment to Master Deed for Beechtree Condominiums of record in Book 11680, page 193, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Guy L. McCormack and wife, Norma T. McCormack and Devin R. McCormack, unmarried, as tenants in common with rights of survivorship by Warranty deed from Ryan J. Fogarty, unmarried and James L. Miller, unmarried of record in Instrument No. 20110729-0058135 Register's Office for Davidson County, Tennessee, dated July 18, 2011 and recorded on July 29, 2011.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 332, Page 130;
- All matters shown on the Site Plan of BeechTree Condominiums attached as Exhibit "E" to the First Amendment to Master Deed for BeechTree Condominiums of record in Book 11680, Page 193;
- Master Deed of record in Book 11174, Page 284, as amended in Book 11680, Page 193 and Instrument No. 20151016-0105285;
- By-Laws of BeechTree Condominium Owners' Association, Inc. appended as Exhibit "C" to the Master Deed of BeechTree Condominiums of record in Book 11174, Page 328 and Book 11163, Page 16;
- HOA Charter of record in Book 11174, Page 326;
- Quitclaim Deed for Open Space of record in Instrument No. 20041230-0155036;
- Easement(s) to the City of Nashville of record in Book 3183, Page 65;
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090930-0090862, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2020 Beech Ave., #A16, Nashville, Tennessee 37204**.

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 AUGUST, 2017.

Guy L McCormack By PHH Attorney in Fact
Guy L. McCormack by Paul Hinman, Attorney-In-Fact

Norma T McCormack By PHH Attorney in Fact
Norma T. McCormack by Paul Hinman, Attorney-In-Fact

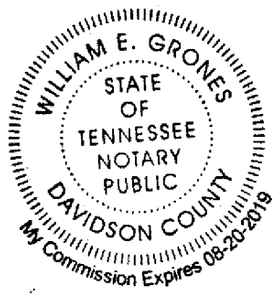
Devin R. McCormack By PHH Attorney in Fact
Devin R. McCormack by Paul Hinman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, 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 GUY L. MCCORMACK AND NORMA T. MCCORMACK AND DEVIN R. MCCORMACK, and who acknowledged he/she/they executed the same as the free act and deed of the said GUY L. MCCORMACK AND NORMA T. MCCORMACK AND DEVIN R. MCCORMACK.

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

William E. Grones
Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

