Bill Garrett Davidson County
Batch# 88928 DEEDWARR
05/04/2018 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,124.80
20180504-0043058

WARRANTY DEED

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00

Michael Tackeff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of May, 2018.

Brenda Lewis
Notary Public

MY COMMISSION EXPIRES: 11-8-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael Tackeff and Samantha Beik	Movement Mortgage, LLC	105 10 0C 021.00
(NAME)	(NAME)	
702 Wedgewood Park, Apt. 405	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Four Thousand And No/100 Dollars ($304,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Melville E. Smith and Carol S. Cotten, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael C. Tackeff and Samantha Petrillo Beik, Husband and Wife, and David Leland Beik, a married man, as joint tenants**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, being Unit No. B-405 of WEDGEWOOD PARK, PHASE 3, A CONDOMINIUM, as set forth in the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase 3 Property, of record in Instrument No. 2007731-0090822, in the Register's Office for Davidson County, Tennessee, and shows as part of Exhibit B therein. Said Second Supplement annexes the subject property into the Master Deed establishing Wedgewood Park, of record in Instrument No. 20050510-0052804, and amended in Instrument No. 20060216-0019060 and Instrument No. 20060228-0022838, said Register's Office, under the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended, together with an undivided percentage interest in the common elements as set forth as Exhibit C of said Second Supplement, as amended.

Being the same property conveyed to Melville E. Smith and Carol S. Cotten, husband and wife by Warranty Deed from Ronald J. Roark, unmarried dated January 13, 2012 and recorded January 19, 2012 as Instrument No. 20120119-0005179, in said Register's Office for Davidson County, Tennessee.
File Number: FND-182221SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 702 Wedgewood Park, Apt. 405, Nashville, TN 37203

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, their heirs and assigns forever; and we do covenant with the said Grantees that we 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; 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 our hands this 3rd day of May, 2018

Melville E. Smith
By: Lauren S Dean, attorney in fact
Melville E. Smith,
by Lauren S. Dean, Attorney-in-Fact

Carol S. Cotten
By: Lauren S Dean, attorney in fact
Carol S. Cotten,
by Lauren S. Dean, Attorney-in-Fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Lauren S. Dean , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Melville E. Smith and Carol S. Cotten, as their Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Melville E. Smith and Carol S. Cotten, for the purposes therein contained.

Witness my hand and official seal, this the 3rd of May, 2018.

Notary Public

My Commission Expires: 7-17-21

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FND-182221SSO

Certificate of Authenticity

I, John Cobb Rochford, 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 Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY