WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-09-2024

Y-SB-BMR-20-5403-303

Karen Johnson
Batch# 499400
10/20/2020 02:46:28 PM
Fees: $13.00 Taxes: $943.13

Davidson County
DEEDWARR
2 pgs

20201020-0122226

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)
Michael C. Flynn and Tamara E. Flynn	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**091-02-4Y-303.00-CO**
10323 Lochcrest Dr	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Cincinnati, OH 45231	**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, **CENTENNIAL PARTNERS V, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL C. FLYNN AND TAMARA E. FLYNN, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. 303, Building 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Boomerang Condominium, a Horizontal Property Regime with Private Elements of record as Instrument No. 202002140017373, amended in Instrument No. 20200518-0051216 and Instrument No. 20201005-0114952, and being shown on Plat attached thereto as Exhibit B, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Centennial Partners V, LLC by Warranty deed from Leeza Clare Smith Lacey: Laverte Clay Smith, III; Thomas Rotier Smith; John Wynns Smith; Edward Adams Smith and Kristian W. Smith Runda of record in Instrument No. 20161024-0112445 Register's Office for Davidson County, Tennessee, dated October 21, 2016 and recorded on October 24, 2016.

Being part of the same property conveyed to Centennial Partners V, LLC, a Tennessee Limited Liability Company by Warranty deed from Delane Smith Dady Brewer; Leeza Clare Smith Lacey; Laverte Clay Smith, III; Thomas Rotier Smith; John Wynns Smith; Edward Adams Smith; and Kristian W. Smith Runda of record in Instrument No. 20161024-0112446 Register's Office for Davidson County, Tennessee, dated October 21, 2016 and recorded on October 24, 2016.

Being a part of the same property conveyed to Centennial Partners V, LLC by Quitclaim deed from Leeza Clare Smith Lacey; Laverte Clay Smith, III; Thomas Rotier Smith; John Wynns Smith; Edward Adams Smith and Kristian W. Smith Runda of record in Instrument No. 20161024-0112447 Register's Office for Davidson County, Tennessee, dated October 21, 2016 and recorded on October 24, 2016.

Being part of the same property conveyed to Centennial Partners V, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Delane Smith Dady Brewer; Leeza Clare Smith Lacey; Laverte Clay Smith, III; Thomas Rotier Smith; John Wynns Smith; Edward Adams Smith; and Kristian W. Smith Runda of record in Instrument No. 20161024-0112448 Register's Office for Davidson County, Tennessee, dated October 21, 2016 and recorded on October 24, 2016.

Being a part of the same property conveyed to SMWMS, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Centennial Partners V, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171006-0102924 Register's Office for Davidson County, Tennessee, dated October 6, 2017 and recorded on October 6, 2017.

Being part of the same property conveyed to Centennial Partners V, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Centennial Partners V, LLC, a Tennessee Limited Liability Company of

record in Instrument No. 20190122-0006138 Register's Office for Davidson County, Tennessee, dated January 22, 2019 and recorded on January 22, 2019.

This conveyance is subject to:
• Taxes for the year 2020, a lien not yet due and payable.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200214-0017373 and First Amendment in Instrument Number 20200518-0051216, Register's Office for Davidson County, Tennessee, 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 States Code, or (b) relates to handicap but does not discriminate against handicapped persons
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190211-0012693, in the Register's Office for Davidson County, Tennessee.
• Construction Easement Agreement of record in Instrument Number 20190213-0013532, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement and/or Public Street Right-of-Way of record in Instrument Number 20190130-0008914 and 20190130-0008915, in the Register's Office for Davidson County, Tennessee.
• Charter of Boomerang Condominium Association, Inc of record in Instrument Number 20200409-0037834, 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: **5403 Centennial Blvd Unit 303, Nashville, Tennessee 37209**.

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 16 DAY OF OCTOBER, 2020.

Centennial Partners V, LLC

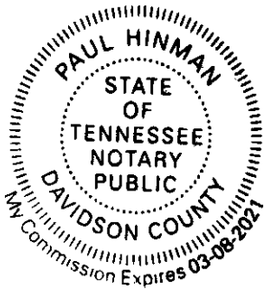
BY: _____
Nathan Weinberg
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN WEINBERG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of CENTENNIAL PARTNERS V, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of October, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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