WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Y-SB-BR-20-5403-302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Amber Philpot	**New Owner**	
(NAME)	(NAME)	**091-02-4Y-302.00-CO**
5403 Centennial Blvd. #302		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **AMBER PHILPOT, AN UNMARRIED WOMAN,** 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. 302, 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 and 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 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 by Quitclaim deed from Centennial Partners V, LLC of record in Instrument No. 20171006-010292 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.

Karen Johnson Davidson County
Batch# 509214 **DEEDWARR**
11/05/2020 10:34:20 AM 2 pgs
Fees: $13.00 Taxes: $961.63

20201105-0129720

Being the same property conveyed to Centennial at 54th, LLC, a Tennessee Limited Liability Company by Warranty deed from Centennial Partners V, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200904-0101297 Register's Office for Davidson County, Tennessee, dated August 31, 2020 and recorded on September 04, 2020. Corrective Warranty Deed to correct the Unit number of said Deed from Unit 302 to 306 and Map/Parcel from 091-02-4Y-302.00-CO to 091-02-4Y-306.00-CO, filed of record in Instrument No. _____, Register's Office for said County and State.

Being the same property conveyed to Centennial Partners V, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Centennial at 54th, LLC, a Tennessee Limited Liability Company of record in Instrument No. _____ Register's Office for Davidson County, Tennessee, dated November 2, 2020 and recorded on November ____, 2020.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- 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 and Second Amendment in Instrument No. 20201005-0114952 Register's Office for Davidson County, Tennessee.
- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5403 Centennial Blvd. #302, 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 2nd DAY OF NOVEMBER, 2020.

Centennial Partners V, LLC

BY: _____
Nathan Weinberg
Authorized 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 AUTHORIZED MEMBER of CENTENNIAL PARTNERS V, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of November, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

