WARRANTY DEED

Karen Johnson Davidson County
Batch# 513931 DEEDWARR
11/10/2020 12:45:57 PM 2 pgs
Fees: $13.00 Taxes: $961.63

20201110-0132494

Y-SB-BMR-20-5403-202

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 5th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

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)
Kevin James Guy and Doris Guy	**New Owner**	
(NAME)	(NAME)	
920 B Great Egret Circle		**091024Y20200CO**
(ADDRESS)	(ADDRESS)	
Sunset Beach, NC 28468		
(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 **KEVIN JAMES GUY AND DORIS GUY, 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 202, 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. 20200214-0017373, 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.

Affidavit of Heirship recorded on May 03, 2016, Instrument No: 20160503-0043073.

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 paid in full.
• 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.
• 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 #202, 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 representat ves, 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 5th DAY OF NOVEMBER, 2020.

Centennial Partners V, LLC

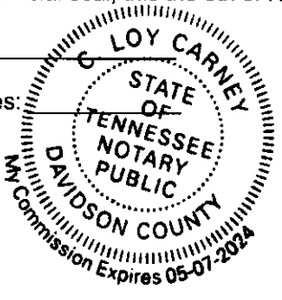
BY: _____
Nathan Weinberg
Authorized Member

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 5th of November, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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