Karen Johnson Dav
Batch# 577892 **DEEDWARR**
02/24/2021 03:21:39 PM 2 pgs
Fees: $13.00 Taxes: $1,387.13

20210224-0023322

WARRANTY DEED

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

Y-SB-BMR-21-5403-201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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 S. Beach	**Movement Mortgage, LLC**	
(NAME) **5403 Centennial Blvd Unit 201**	(NAME) **8024 Calvin Hall Road**	**091-02-4Y-201.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **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 S. BEACH, A MARRIED 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:

Land in Davidson County, Tennessee, being Unit 201, 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 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 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 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 2021, 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 amended in Instrument No. 20200518-0051216 and 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 Unit 201, 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 10th DAY OF FEBRUARY, 2021.

Centennial Partners V, LLC

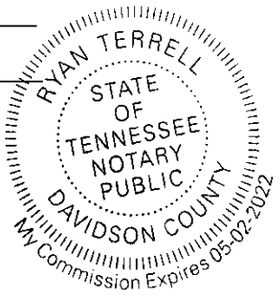
BY: _____
Nathan Weinberg
Authorized Member

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 10th of February, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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