File Box 8

PREPARED BY (AND RETURN TO):

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BILL GARRETT, Davidson County
Trans:T20160044138 DEEDWARR
Recvd: 05/25/16 14:27 2 pgs
Fees:13.00 Taxes:1341.25
20160525-0052716

W & I Ref: (DM) Title No.: 58323
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Chris Dowdy Ariahn Dowdy 304 Artisan Lane Nashville, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 118060D06300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$362,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Diana Bodiford and Andrew Bodiford, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chris Dowdy and wife, Ariahn Dowdy**, husband and wife, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 63, Gale Park Single Family Homes, a Condominium, as described in Declaration of record in Document No. 20110224-0015356, amended in Document No. 20110311-0019705 and Document No. 20120508-0039773, Document No. 20120921-0086162, Document No. 20130306-0022201 and Document No. 20131230-0130919, Register's Office for said County to which reference is hereby made for a more complete description.

Being the same property conveyed to Diana Cheung Andrew Bodiford by Warranty Deed from Joshua Stanley, dated June 20, 2014 and recorded on June 24, 2014 of record in Instrument No. 20140624-0055115, corrected by Affidavit of Scrivener's Error of record in Instrument No. 20140812-0072819, said Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 9, 2014 and recorded on November 6, 2014 of record in Instrument No. 20141106-0102721, said Register's Office. Subject property was conveyed to Diana Bodiford and Andrew Bodiford, wife and husband.

Description Reference: Described from information contained in recorded condominium documents.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable.
The Plan, with Owner's Certificate, of record in Document No. 20110224-0015350, Document No. 20110224-0015356, amended in Document No. 20110311-0019705, Document No. 20120508-0039773, Document No. 20120921-0086162, Document No. 20130306-0022201, Document No. 20131230-0130919, corrected by Scrivener's Affidavit of record in Document No. 20110531-0041215, said Register's Office, which Plan reference is hereby made for a complete description.
Subject to the provisions of the condominium Master Deed of record in Document No. 20110224-0015350, Document No. 20110224-0015356, amended in Document No. 20110311-0019705, Document No. 20120508-0039773, Document No. 20120921-0086162, Document No. 20130306-0022201, Document No. 20131230-0130919, corrected by Scrivener's Affidavit of record in Document No. 20110531-0041215, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 304 Artisan Lane, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of May, 2016.

Diana Bodiford

Andrew Bodiford

State of Tennessee

County of Davidson

On this 23rd day of May, 2016, before me the undersigned authority, personally appeared Diana Bodiford and Andrew Bodiford, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $362,500.00.

Affiant

Sworn and subscribed before me this 23rd day of May, 2016.

Notary

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY