WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170062359 DEEDWARR
Recvd: 07/20/17 14:51 2 pgs
Fees:13.00 Taxes:1443.00
20170720-0073606

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

J-CBB-17-3102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-11-17
(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)
Sharon E. Bowman	**New Owner**	
(NAME) **3102 West End Circle #202**	(NAME)	**104-2-4A-202.00CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, **ANDREW S. NICKELS AND DEVON NICKELS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHARON E. BOWMAN, A SINGLE PERSON,** 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. 202, together with the appurtenant interest in the common elements of 3102 West End Circle Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20050405-0037200, amended in Instrument Nos. 20060419-0044895, 20061018-0129536, 20150729-0074422, 20160415-0036024 and 20170203-0011874, Register's Office for said County, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq, as amended, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E-1" and "E-2" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew S. Nickels and Devon Nickels, husband and wife, by Warranty Deed from Douglas J. Widenmann and wife, Judith A. Widenmann, recorded June 17, 2015 in Instrument No. 20150617-0057492, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to 2017 County Property Taxes and subsequent years.
- Subject to all matters shown on the Plans of record in Plat Book 421, Pages 82 and 83 and Instrument No. 20060616-0072004, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 571, Page 465 and Book 647, Page 310, 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.
- By-Laws of record as Exhibit B to the Master Deed in Instrument 20050405-0037200, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer/storm drainage, etc., in Instrument 20050715-0082454, Instrument 20050715-0082455 and Instrument 20060912-0112730, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreements in Instrument 20050630-075316 and Instrument 20060911-0111952, Register's Office for Davidson County, Tennessee.
- BellSouth Easement in Instrument 20060629-0078073, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 20050408-0038974 and Exhibit C of Instrument 20050405-0037200, Register's Office for Davidson County, Tennessee.
- Right of Way Easement in Book 778, page 343, Register's Office for Davidson County, Tennessee.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk'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: **3102 West End Circle #202, Nashville, Tennessee 37203**.

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 17th DAY OF JULY, 2017.

Andrew S. Nickels

Devon Nickels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW S. NICKELS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of July, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEVON NICKELS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of July, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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