THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee COUNTY OF Davidson
Bradley T. Bald, Esq. **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $1,095,000.00 Affiant Subscribed and sworn to before me, this 14 day of June, 2018. Notary Public My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

Bill Garrett Davidson County
Batch# 105196 DEEDWARR
06/15/2018 10:44:30 AM 2 pgs
Fees: $13.00 Taxes: $4,051.50
20180615-0057711

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
William J. Reed and Margaret Eckford 702 Bowling Avenue, Unit F Nashville, TN 37215	Success Mortgage Partners, Inc 1200 South Sheldon Road Suite 150 Plymouth, MI 48170	Tax Parcel ID No. 117-01-0A-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VIRGINIA DAVIS, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **WILLIAM J. REED AND MARGARAT ECKFORD, HUSBAND AND WIFE,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 3-B of the Bowling Square Condominiums, Section One, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed for Bowling Square condominiums of record in Book 4724, Page 753, as amended in Book 4932, Page 150, Register's Office for Davidson County, Tennessee, including without limitations the Bylaws appended thereto, of record in Book 4724, Page 769, as amended in Book 4932, Page 164, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master deed. Reference is hereby made to the plan of Bowling Square Condominiums, Section One, of record in Book 4860, Page 51, said Register's Office, for a more complete description of said Unit.

Being the same property conveyed to VIRGINIA DAVIS, by deed from CHARLES W. MANNING AND WIFE, SHARON F. MANNING, of record in Instrument No. 20141222-0116838, dated December 16, 2014, said Register's Office.

This is Improved property commonly known as: **702 Bowling Avenue, Unit F, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June 2018.

VIRGINIA DAVIS

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VIRGINIA DAVIS,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this office this 14th day of June, 2018

My Commission expires: _____

Notary Public

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY