Karen Y Johnson Davidson County
Batch# 157127 DEEDWARR
11/06/2018 02:19:30 PM 6 pgs
Fees: $33.00 Taxes: $397.75
20181106-0110031

18NT0064

RECORDING INFORMATION

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $107,500.00.

Affiant

Sworn to and subscribed before me this 6th day of NOVEMBER, 2018.

Notary Public

My Commission Expires: 03/21/2022

(SEAL)

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
HIP Properties LLC 212 Ryburn Drive Old Hickory, TN 37138	New Owners	052-16-0A-028.00

This Indenture is made on the 5th day of November, 2018, by and between **TRY PROPERTIES, a Tennessee general partnership** (successor-in-interest to Try Properties, L.P., formerly known as S.B. Properties, L.P.) ("Grantor"), and **HIP PROPERTIES LLC, a Tennessee limited liability company** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of DAVIDSON, State of Tennessee:

Apartment Unit No. D28, NEELY'S BEND CONDOMINIUM, as established under Master Deed of record in Book 5483, Page 86, in the Register's Office, DAVIDSON County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being a portion of the property conveyed to S.B. Properties, L.P., a Tennessee limited partnership, by Quitclaim Deed from Susan Renae Bowling, of record in Book 11495, Page 808, in the Register's Office of Davidson County, Tennessee, dated May 1, 1999 and recorded on May 26, 1999.

Being a portion of the 50% undivided interest in real property conveyed to SB Properties, LP, by Quitclaim Deed from Johnny Peppers, Managing Partner of JDP Properties, LP, of record in Instrument No. 20020726-0090041, in the Register's Office of Davidson County, Tennessee, dated June 27, 2002 and recorded on July 26, 2002.

Being a portion of the property conveyed to SB Properties, LP, by Instrument of Correction of Deed from JDP Properties, LP, of record in Instrument No.

20060614-0070639, in the Register's Office of Davidson County, Tennessee, dated May 12, 2006 and recorded on June 14, 2006.

The said S.B. Properties, L.P. changed its name to Try Properties, L.P. pursuant to that certain Certificate of Amendment of record in Instrument No. 20030409-0047518, in the Register's Office for Davidson County, Tennessee. The said Try Properties, L.P. was converted into Try Properties, a Tennessee general partnership, pursuant to that certain Certificate of Cancellation of Limited Partnership of record in Instrument No. 20090115-0004097, in said Register's Office.

This is improved property known as 1301 Neelys Bend Road, Unit D28, Madison, TN 37115.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

2. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NEELY'S BEND CONDOMINIUM, as recorded in Plat Book 5200, Page(s) 200, in the Register's Office of Davidson County, Tennessee.

4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing NEELY'S BEND CONDOMINIUM Condominium of record inBook 5483, Page 86, in the Register's Office of Davidson County, Tennessee ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

5. Easement for Utility Line, recorded in Instrument No. 20040624-0075203, in the Register's Office of Davidson County, Tennessee.

6. Building Regulations of Neely's Bend Condominium Association, Inc. recorded at Book 8277, Page 314, in the Register's Office of Davidson County, Tennessee.

7. Charter of Neely's Bend Condominium Association, Inc. recorded at Book 5476, Page 765, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of By-Laws of Neely's Bend Condominium Association recorded in Instrument Nos. 20020705-0080848 and 20040527-0062519, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

[Signature page follows; the remainder of this page intentionally left blank]

201811060110031

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 5th day of November, 2018.

GRANTOR:

TRY PROPERTIES, a Tennessee general partnership

By: TRY MANAGEMENT, LLC, a Tennessee limited liability company
Its: Partner

By: _____
Name: Susan R. Bowling
Its: Member

By: _____
Name: Susan R. Bowling, Trustee of The Laura Renae Bowling 1999 Vested Trust
Its: Partner

By: _____
Name: Susan R. Bowling, Trustee of The Michael Raymond Bowling 1999 Vested Trust
Its: Partner

By: _____
Name: Raymond W. Bowling, Trustee of The Rachel Leigh Bowling 2005 Vested Trust
Its: Partner

By: _____
Name: Susan R. Bowling
Its: Partner

By: _____
Name: Raymond W. Bowling
Its: Partner

[Notary acknowledgement pages follow; the remainder of this page intentionally left blank]

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, SUSAN R. BOWLING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Member of Try Management, LLC, a Tennessee limited liability company, a Partner of Try Properties, a Tennessee general partnership, and that such person is authorized by such company to execute this instrument on its behalf as Partner of such general partnership.

Witness my hand, at office, this 5th day of November, 2018.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-27-2019

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, SUSAN R. BOWLING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of The Laura Renae Bowling 1999 Vested Trust and The Michael Raymond Bowling 1999 Vested Trust, each a Partner of Try Properties, a Tennessee general partnership, and that such person is authorized to executed this instrument in such capacity as Partners of such general partnership.

Witness my hand, at office, this 5th day of November, 2018.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-27-2019

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, RAYMOND W. BOWLING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of The Rachel Leigh Bowling 2005 Vested Trust, a Partner of Try Properties, a Tennessee general partnership, and is authorized to executed this instrument in such capacity as Partner of such general partnership.

Witness my hand, at office, this 5th day of November, 2018.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-27-2019

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, SUSAN R. BOWLING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who futher acknowleged that such person is a Partner of Try Properties, a Tennessee general partnership, and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 5th day of November, 2018.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-27-2019

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, RAYMOND W. BOWLING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who futher acknowleged that such person is a Partner of Try Properties, a Tennessee general partnership, and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 5th day of November, 2018.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-27-2019

201811060110031

Certificate of Authenticity

I, Edward A. Cooper, 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 Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jacqueline G Brown

My Commission Expires: 11-5-12

Notary's Signature

Notary's Seal (if on paper)

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY