WARRANTY DEED

Karen Johnson Davidson County
Batch# 188380 **DEEDWARR**
01/25/2019 02:08:02 PM 2 pgs
Fees: $13.00 Taxes: $980.13

20190125-0007548

STATE OF TENNESSEE
COUNTY OF SUMNERT

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00

M. Menke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2019

Leslie Garside
Notary Public

MY COMMISSION EXPIRES: 1/20/19 (AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Jonathan Bowman, and Ronald P. Bowman,	New Owner	93-52-B-39 CO
(NAME)	(NAME)	
700 Church Street #607		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20183547

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Scott Wood and Maxine Wood**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jonathan Bowman, a single person and Ronald P. Bowman, a married man, as his sole and separate property**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

A certain Condominium apartment known as Unit No. 607 of the Horizontal Property Regime of Bennie Dillon, Condominium pursuant to Master Feed of record in Instrument No. 20051215-0150617, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Scott Wood and Maxine Wood, husband and wife, by Warranty Deed from 700 Church, LLC dated May 20, 2014 and filed of record in 20140529-0046331, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bennie Dillon and filed of record in 20051215-0150617; 20051215-0150619; Book 20060801-0093636; 20110513-0036910; 20110725-0056667; 20120927-0087986; 20121217-0116226 and 20181211-0120581, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

This conveyance is also made subject to:

Easement appearing of record in Instrument No. 20120607-0050013, Register's Office for said County.
Comcast Easement appearing of record in 20130726-0077473, Register's Office for said County.
Lease for parking on Book 11011, page 123, as assigned in Book 11011, page 128 and assignment and assumption of lease in Book 11477, page 85, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 700 Church Street #607, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of January, 2019

Scott Wood

Scott Wood

Maxine Wood

Maxine Wood

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Scott Wood and Maxine Wood, the within named bargainor, 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.

Witness my hand, at office, this 17th of January, 2019.

AEWalston

Notary Public
My Commission Expires: 3-2-2021

