This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 201349 **DEEDWARR**
03/04/2019 10:21:09 AM 2 pgs
Fees: $13.00 Taxes: $987.90

20190304-0019346

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $267,000.00.

Affiant

Subscribed and sworn before me this the _____ day of March, 2019.

Notary Public
My commission expires:

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Andrew Bowen 828 1st Ave N. Nashville, TN 37201	Citibank NA 8900 Prominence Parkway Suite 110 Jacksonville, TN 32256	082-14-0A 060.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KEN SHERRELL AND TAMRA SHERRELL, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDREW C. BOWEN, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 828 of the Riverfront Condominiums, as established by Master Deed of record in Instrument No. 20051221-0153160, First Amendment in Instrument No. 20051228-0155671 and Second Amendment in Instrument No. 20060518-0058640, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ken Sherrell and Tamra Sherrell, husband and wife, by deed from FMBC Investments, LLC, a Tennessee Limited Liability Company, dated 10/21/2014, of record in Instrument No. 20141028-0099258, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 828 1st Ave N., Nashville, TN 37201.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

TT by TT A/F

Witness my hand this the 1st day of March, 2019.

Ken Sherrell
Ken Sherrell

Tamra Sherrell by Ken Sherrell her attorney in fact
Tamra Sherrell
BY: Ken Sherrell as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ken Sherrell and Tamra Sherrell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of March, 2019.

My commission expires:
1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 1st day of March, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Ken Sherrell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tamra Sherrell by Specific POWER OF ATTORNEY dated February 25, 2019, and who acknowledged that he executed the same as the free act and deed of Tamra Sherrell.

Witness my hand and official seal this 1st day of March, 2019.

My commission expires:
1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY