Karen Johnson Davidson County
Batch# 217058 DEEDWARR
04/12/2019 11:32:30 AM 7 pgs
Fees: $38.00 Taxes: $554.63
20190412-0033620

RECORDING INFORMATION

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $149,900.00.

Affiant

Sworn to and subscribed before me this 8 day of April, 2019.

Notary Public

My Commission Expires: _____

(SEAL)

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

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

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Khandi M. Wilson 1301 Neelys Bend, Unit F-54 Madison, TN 37115	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	05216-0A-054.00

This Indenture is made on the 8th day of April, 2019, by and between **TRY PROPERTIES, a Tennessee general partnership (f/k/a Try Properties, L.P.)** ("Grantor"), and **KHANDI M. WILSON, a single woman** ("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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Apartment Unit No. F-54 of Neely's Bend Condominium created under Title 64, Section 2701 et seq. as amended, T.C.A. and as established by a master deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said master deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, Page 200, said Register's Office, for a more complete description and identification of such unit.

Being the same property conveyed to Try Properties, L.P., by Warranty Deed from Vickie L. Webster, unmarried, dated April 15, 2005 and recorded April 18, 2005 in Instrument No. 20050418-0042810, in the Register's Office for Davidson County, Tennessee. The said Try Properties, L.P. converted to a general partnership pursuant to that Certificate of Cancellation of Limited Partnership recorded January 15, 2009 in Instrument No. 20090115-0004097, in said Register's Office.

This is improved property known as 1301 Neelys Bend, Unit F-54, 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 of record in Book 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 pages begin on next page; the remainder of this page intentionally left blank]

201904120033620

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 8th day of April, 2019.

GRANTOR:

TRY PROPERTIES, a Tennessee general partnership

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

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

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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 8th day of April, 2019.

Notary Public

My Commission Expires: 2-28-2023



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

[Signature pages continue on next page; the remainder of this page intentionally left blank]

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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, a Partner of Try Properties, a Tennessee general partnership, and that such person is authorized to execute this instrument in such capacity as Partner of such general partnership.

Witness my hand, at office, this 8th day of April, 2019.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

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

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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 Michael Raymond Bowling 1999 Vested Trust, a Partner of Try Properties, a Tennessee general partnership, and that such person is authorized to execute this instrument in such capacity as Partner of such general partnership.

Witness my hand, at office, this 8th day of April, 2019.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

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

[Signature pages continue on next page; the remainder of this page intentionally left blank]

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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 that such person is authorized to execute this instrument in such capacity as Partner of such general partnership.

Witness my hand, at office, this 8th day of April, 2019.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

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

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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.

Witness my hand, at office, this 8th day of April, 2019.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

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

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201904120033620

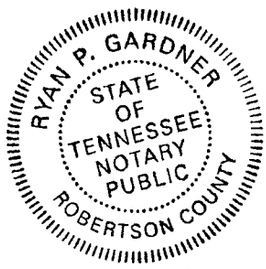
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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.

Witness my hand, at office, this 8th day of April, 2019.

Notary Public

My Commission Expires: 2-28-2023



[End of signature pages; the remainder of this page intentionally left blank]

Certificate of Authenticity

I, Jennifer Chandler- Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020