RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 220887 DEEDWARR
04/23/2019 02:07:30 PM 6 pgs
Fees: $33.00 Taxes: $270.10
20190423-0037292

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

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $73,000.00.

Affiant

Sworn to and subscribed before me this 18 day of April, 2019.

Notary Public

My Commission Expires: 11-3-20

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (SEAL)

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Iuliana Chirazi 1301 Neelys Bend Road, Unit J-77 Madison, TN 37115	New Owner	052-16-0A-077.00

This Indenture is made on the 18th day of April, 2019, by and between **TRY PROPERTIES, a Tennessee general partnership (f/k/a S.B. Properties, L.P..; successor in interest to Try Properties, L.P.)** ("Grantor"), and **IULIANA CHIRAZI, unmarried 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:

Apartment Unit No. J-77 of Neely's Bend Condominium created under Title 64, Section 2701 et seq. as amended, Tennessee Code Annotated. 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 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 for Davidson County, Tennessee, dated May 1, 1999 and recorded May 26, 1999.

Being a portion of the 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, as corrected in Instrument No. 20030707-0092985 and Instrument No. 20060614-0070639, in the Register's Office for Davison County, Tennessee, dated June 27, 2002 and recorded July 26, 2002.

The said SB Properties, LP (aka 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 J-77, Madison, TN 37115.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirments.

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

3. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann Section 67-5-603, et seq.

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

5. Covenants, Conditions and Restrictions as set forth in Rules and Regulation recorded in Book 8277, Page 314, in the Register's Office for Davidson County, Tennessee.

6. 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 CONDOMINIUMS Condominium of record in Book 5483, Page 86 , as amended by instrument(s) of record in Instrument No. 20020705-0080848 and Instrument No. 20040527-0062519, all in the Register's Office for 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.

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

8. Easement for Utililties, recorded in Instrument No. 20040624-0075203, in the Register's Office for 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.

[Signatures follow on next page; the remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 16th 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

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

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

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

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

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

[Notary acknowledgements follow 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 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 18th day of April, 2019.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

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 executed this instrument in such capacity as Partner of such general partnership.

Witness my hand, at office, this 18th day of April, 2019.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

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 executed this instrument in such capacity as Partner of such general partnership.

Witness my hand, at office, this 18th day of April, 2019.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

[Notary acknowledgements 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 is authorized to executed this instrument in such capacity as Partner of such general partnership.

Witness my hand, at office, this 16th day of April, 2019.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

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 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 16th day of April, 2019.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

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 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 16th day of April, 2019.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

201904230037292

True Copy Certification

I, Jessica Lascelle 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, Seth A. Dearinger, a notary public for this county and state, Meredith Bauerle, 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: 03/08/2021

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY