RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 263541 DEEDWARR
07/29/2019 01:21:30 PM 4 pgs
Fees: $23.00 Taxes: $251.60
20190729-0074429

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 $68,000.00.

Affiant

Sworn to and subscribed before me this 25th day of July, 2019.

Notary Public

My Commission Expires: 2-28-2023

(SEAL)

RYAN P. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

# GENERAL WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel Number(s): |
|---|---|---|
| Jonathan Allen Kennedy and<br>Amelia Annette Kennedy<br>3026 Cages Bend Road<br>Gallatin, TN 37066 | PrimeLending, a PlainsCapital Company<br>18111 Preston Road, Suite 900<br>Dallas, TX 75252 | 052-16-0A-050.00-CO |

This Indenture is made on the 25th day of July, 2019, by and between **TRY PROPERTIES, a Tennessee general partnership** ("Grantor"), and **JONATHAN ALLEN KENNEDY and AMELIA ANNETTE KENNEDY, husband and wife** ("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:

**Land in Davidson County, Tennessee, being Apartment Unit No. F-50 of Neely's Bend Condominium created under Title 64, Sections 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 Plat Book 5200, Page 200, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.**

**Being a portion of the same 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, Register's Office for Davidson County, Tennessee, dated May 01, 1999 and recorded on May 26, 1999.**

**Being a portion of the same property conveyed to SB Properties, LP by Quitclaim Deed from JDP Properties, LP, of record in Instrument No. 20020726-0090041, Register's Office for Davidson County, Tennessee, dated June 27, 2002 and recorded on July 26, 2002, as corrected by Deed of Correction recorded on July 07, 2003 in Instrument No. 20030707-0092985, and further corrected on June 14, 2006 in Instrument No.**

**20060614-0070639, Register's Office for Davidson County, Tennessee.**

**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 F-50, 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. Subject to all matters shown on the Plan of record in Plat Book 421, Page 141 and Plat Book 5200, Page 200, Register's Office for Davidson County, Tennessee.

4. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Neely's Bend Condominium of record in Book 5483, Page 86, with By-Laws for Neely's Bend Condominium Association, Inc. appended thereto at Book 5483, Page 124, as amended by Instrument No. 20020705-0080848 and Instrument No. 20040527-0062519, Register's Office for Davidson County, Tennessee.

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

6. Rules and Regulations of record in Book 8277, Page 314, in the Register's Office for Davidson County, Tennessee.

7. Utility Line Easement of record in Instrument Number 20040624-0075203, in the Register's Office for Davidson County, Tennessee.

8. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

9. Subject to rights of others in and to the common areas and/or elements.

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.



201907290074429

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 25th day of July, 2019.

**GRANTOR:**

TRY PROPERTIES, a Tennessee general partnership

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

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 General Partner of Try Properties, a Tennessee general partnership, and is authorized to execute this instrument on behalf of such partnership.

Witness my hand, at office, this 25th day of July, 2019.

_____
Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY



201907290074429

## TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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.

Ryan Gardner

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Personally appeared before me, the undersigned notary public for the aforesaid State and County, RYAN GARDNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-30-21

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY