WARRANTY DEED

Karen Johnson Davidson County
Batch# 286972 DEEDWARR
09/17/2019 04:10:37 PM 2 pgs
Fees: $13.00 Taxes: $1,468.90

20190917-0094345

R-ARE-19-3626

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gail H. Bowler Trust Dated April 24, 2012	**Same as New Owner**	
(NAME)	(NAME)	**104-09-0H-012.00-CO**
P.O. Box 58244		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY ANN MCCAIN AND RAYMOND L MCCAIN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GAIL H BOWLER, TRUSTEE OF GAIL H. BOWLER TRUST DATED APRIL 24, 2012; AND BRET TURNER, SINGLE; AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit M-301, together with the appurtenant interest in the common elements of Richland House Condominiums, a horizontal property regime established by Master Deed of record in Book 7380, Page 470, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Michael Troy Haley, Trustee by Quitclaim Deed from Mary Ann M. Levine N/K/A Mary Ann McCain, a married person of record in Instrument No. 20030428-0056239, Register's Office for Davidson County, Tennessee, dated March 29, 2003 and recorded on April 28, 2003 and within the same deed the said Michael Troy Haley, Trustee conveyed his interest in the subject property to Mary Ann McCain and husband, Raymond L. McCain, as tenants by the entirety

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Site Plan for Richland House Condominiums of record in Book 7380, pages 491, 492 and 493, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Richland House Condominiums of record in Book 7380, Page 470, and amended in Book 11545, page 870, Instrument No. 20000331-0032315, Instrument No. 20000403-0032872 and further amended in Instrument No. 20010614-0062797, Register's Office for Davidson County, Tennessee.
- By-Laws of Richland House Condominiums Homeowner Association of record in Book 7380, Page 495, as amended in Book 8708, page 501, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7409, Page 646, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and Water Mains, Pumps and Appurtenances of record in Instrument Number 20151119-0117552, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3626 West End Avenue, #301, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 13th DAY OF SEPTEMBER, 2019.

Mary Ann McCain

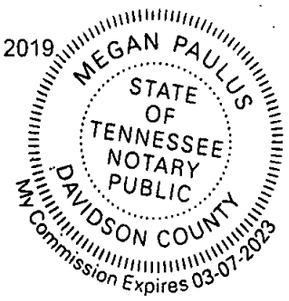
Raymond L McCain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ANN MCCAIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of September, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

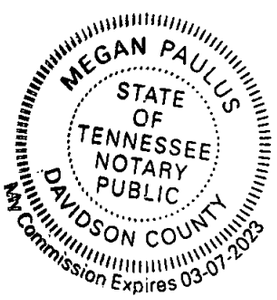


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAYMOND L MCCAIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of September, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
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Nashville, TN 37212