RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 310407 DEEDWARR
11/04/2019 03:44:30 PM 4 pgs
Fees: $23.00 Taxes: $554.63
20191104-0113772

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

STATE OF TN)
COUNTY OF Williamson)

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 29 day of October, 2019.

Notary Public

My Commission Expires: 4/13/22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD (SEAL) Exp. 4-13-2022

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
James Duer 1301 Neely's Bend Road, Unit D-29 Madison, TN 37115	New Owner(s)	052-16-0A-029.00-CO

This Indenture is made on the 29th day of October, 2019, by and between **TRY PROPERTIES, a Tennessee general partnership (successor in interest to Try Properties, L.P.)** ("Grantor"), and **JAMES DUER** ("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, being Apartment Unit No. D-29, of Neely's Bend Condominiums, 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 I s hereby made to the Plat of Neely' s Bend Condominiums of record in Book 5200, Page 200, said Register' s Office, to which plat reference is hereby made for a complete identification and description of such Unit.

Being the same property conveyed to Try Properties, L.P., by Warranty Deed from Ralph Lorenzo and wife, Maria D. Lorenzo, of record in Instrument No. 20041101-0130448, in the Register's Office for Davidson County, Tennessee, dated October 26, 2004 and recorded on November 01, 2004. 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 Neely's Bend Road, Unit D-29, 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. 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. 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.

[Signature page follows; the remainder of this page intentionally left blank]

201911040113772

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 29th day of October, 2019.

GRANTOR:

TRY PROPERTIES, a Tennessee general partnership

By: _____
Name: Brad Taylor
Its: Property Manager

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Brad Taylor, 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 acknowleged that such person is the Property Manager of Try Properties, a Tennessee general partnership, and is authorized and empowered to execute this instrument on behalf of such partnership.

Witness my hand, at office, this 29th day of October, 2019.

_____
Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

201911040113772

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022