RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 443453 DEEDWARR
07/24/2020 09:27:30 AM 4 pgs
Fees: $23.00 Taxes: $468.05
20200724-0081494

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

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $126,500.00.

Affiant

Sworn to and subscribed before me this 23rd day of July, 2020.

Notary Public

My Commission Expires: 02/24/2021

(SEAL)

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Nichole Lynne Owens 1301 Neely's Bend Road, Unit E-45 Madison, TN 37115	New Owner(s)	052-16-0A-045.00-CO

This Indenture is made on the 23rd day of July, 2020, by and between **TRY PROPERTIES, a Tennessee general partnership** ("Grantor"), and **NICHOLE LYNNE OWENS** ("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:

Property located in Davidson County, Tennessee, being Unit No. E-45, on the Plan of Neely's Bend Condominium, as established by the Master Deed of record in Book 5483, Page 86, as amended in Book 8277, Page 314, and as shown on the plan of record in Book 5200, Page 200, as amended in Book 6119, Page 322, Register's Office for said County, to which plan reference is hereby made for a more complete description.

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 01, 1999 and recorded on 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, in the Register's Office for Davidson County, Tennessee, dated June 27, 2002 and recorded on July 26, 2002.

Being a portion of the property conveyed to SB Properties, LP by Deed of Correction from JDP, Properties, LP of record in Instrument No. 20030707-0092985, in the Register's Office for Davidson County, Tennessee, dated June 26, 2003 and recorded on July 07, 2003.

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Being a portion of the property conveyed to SB Properties, LP by Instrument of Correction of Deed from JDP, Properties, LP of record in Instrument No. 20060614-0070639, in the Register's Office for Davidson County, Tennessee, dated May 12, 2006 and recorded on June 14, 2006.

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 Neely's Bend Road, Unit E-45, Madison, TN 37115.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

2. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.

3. All matters shown on the Plan of record in Plat Book 5483, Page 86, in the Register's Office for Davidson County, Tennessee.

4. The premises described herein 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, as amended in Book 6119, Page 322, Register's Office for Davidson County, Tennessee.

5. By-Laws for Neely's Bend Condominium Association, Inc. of record in Book 5483, Page 124, as amended by Instrument No. 20020705-0080848 and Instrument No. 20040527-0062519, in the Register's Office for Davidson County, Tennessee.

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

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

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

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

10. 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.

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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.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 23rd day of July, 2020.

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(s) executed the within instrument for the purposes therein contained, and who further acknowledged that such person is a General Partner 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 23rd day of July, 2020.

_____
Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

202007240081494

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