ADDRESS NEW OWNER: Lashonda Watson
Stacy Parks
1129 Nashboro Blvd
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 470980 DEEDWARR
09/08/2020 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $665.63
20200908-0101495

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 135120D12900CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Barry Bowers, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Lashonda Watson, unmarried, and Stacy Parks, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being certain condominium apartments in Davidson County, Tennessee, being Unit No. 129 of the Fairway Villa Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, whish instrument restates those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as re-recorded in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Instrument No. 20050701-0076406, together with the undivided percentage interest in the Common Elements appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Units.

Being the same property conveyed to Barry Bowers and Amy Basta, as tenants in common with right of survivorship, from Brandon Kisher, married, by Warranty Deed recorded on May 23, 2008, in Instrument No. 20080523-0052853, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barry Bowers, unmarried, from Barry Bowers and Amy Basta, as tenants in common with right of survivorship, by Quitclaim Deed recorded on September 26, 2019, in Instrument No. 20190926-0097778, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1129 Nashboro Blvd, Nashville, TN 37217.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Revised Plat of Nashboro Village Open Space & Recreational Areas of record in Plat book 4860, pages 72-76; Plat Book 4860, page 73, partially revised in Plat Book 5200, page 444, Register's Office for Davidson County, Tennessee.(3) Portion of subject property which lies within the right-of-way of Nashboro Boulevard as shown on the Plat of Nashboro Boulevard of record in Plat Book 4460, pages 149-151 (on acreage), Register's Office for Davidson County, Tennessee.(4) All matters as shown on the Plat of Fairway Villas Nashboro Village – Tract 16 record in Instrument No. 20030623-0086235 (page 57, Exhibit "C"), Register's Office for Davidson County, Tennessee.(5) All matters as shown on the Final Plat Nashboro Village – Tract 16 record in Instrument No. 20031124-0170642, Register's Office for Davidson County, Tennessee.(6) Declaration of Covenants and Restrictions for Nashboro Village of record in Book 4827, page 14, as supplemented in Book 5469, page 840 and Book 7751, page 901, Register's Office for Davidson County, Tennessee.(7) Declaration of Covenants, Conditions, and Restrictions for Fairway Villas Homeowners Association, Inc. of record in Instrument No. 20030623-0086235, re-recorded in Instrument No. 20040105-0001208, amended and restated in instrument No. 20040303-0024241,

Register's Office for Davidson County, Tennessee.(8) By-Laws of Fairway Villas Homeowners Association, Inc. record in Instrument No. 20040303-0024241 (page 20, Exhibit "B") and amended in Instrument No. 20050701-0103640 and Instrument No. 20050701-0076406, Register's Office for Davidson County, Tennessee.(9) Charter for Nashboro Village Homeowners Association of record in Book 4828, page 834, Register's Office for Davidson County, Tennessee.(10) Design Standards for Nashboro Village Tract 16 of record in instrument No. 20020510-0058083, Register's Office for Davidson County, Tennessee.(11) Charter of Fairway Villas Homeowners' Association, Inc. of record in instrument No. 20051025-01288324, Register's Office for Davidson County, Tennessee.(12) Stormwater Detention Agreement of record in instrument No. 20020827-0103640, Register's Office for Davidson Count, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 4th day of September 2020.

Barry Bowers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Barry Bowers, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of September 2020.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $179,900.00.

Affiant

Subscribed and sworn before me this 4th day of September 2020.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File No. 2008K188

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022