Karen Johnson Davidson County
Batch# 774964 DEEDWARR
12/16/2021 12:18:08 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20211216-0166445

File #21-0217-V

····RRANTY DEED

Prepared by:
Record and Return To:
apman and Rosenthal Title, Inc
0 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Bowlby and Patricia W. Bowlby	**New Owner**	
(NAME)	(NAME)	
6403 Waterford Drive		**131-06-0E-217.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **LANI M. SKIDMORE AND HAMPTON MAUZY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM BOWLBY AND PATRICIA W. BOWLBY, HUSBAND AND WIFE** 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 217, of Burton Hills, Village of Boxmere, Phase I, a condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee code annotated, and as established by a Master Deed, of record in Book 6666, Page 749, as amended by amendments of record in Book 6824, Page 308, Second Amendment of record in Book 6908, Page 738 and Third Amendment of record in Book 6921, Page 226, 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 C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase I, a Condominium, as set forth in said Master Deed as amended for a more complete identification and description of said lot.

Being the same property conveyed to Lani M. Skidmore, an unmarried woman by Warranty deed from John W. Skidmore, Co-Trustee and June A Skidmore, Co- Trustee of the Skidmore Tenancy by Entirety Trust U/A Dated November 14, 2014 of record in Instrument No. 20180904-0087065 Register's Office for Davidson County, Tennessee, dated August 27, 2018 and recorded on September 04, 2018.

This conveyance is subject to:
*Taxes for the year 2021, a lien due and payable, but not delinquent.
*Subject to all matters shown on the Plan of record in Plat Book 6250, Page 649, Register's Office for Davidson County, Tennessee.
* All matters shown on the Amendment to Street Names Change only Plan of Burton Hills of record in Book 6900, page 304, Register's Office for Davidson County, Tennessee.
*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 Burton Hills, Village of Boxmere, Phase I of record in Book 6666, Page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6911, page 831, Book 6921, page 226 and Instrument No. 20100401-0024317, Register's Office for Davidson County, Tennessee.
*Charter for HOA in Book 6517, page 505, amended in Book 6921, page 216 and Book 6517, page 511, Book 6921, page 214, Book 6665, page 6, amended in Book 6921, page 218, Book 6665, page 1, amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee.
*Subject to all matters shown on the Plan of Burton Hills, Village of Boxmere, Phase I, a Condominium, as shown on Exhibit "B" to the Master Deed of record in Book 6666, Page 749 through, and including 803, Register's Office for Davidson County, Tennessee.
*Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6517, Page 522, amended in Book 6691, page 593, Book 6778, page 532 and Book 6778, page 536, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

*Easements in Book 7240, page 543, Book 7240, page 559, Book 7240, page 567, Book 7240, page 595, Book 7240, page 605, Book 7240, page 610, Book 7275, page 826, Register's Office for Davidson County, Tennessee.
*Utility Easements in Book 3702, page 250 and Book 4298, page 491, Register's Office for Davidson County, Tennessee.
*Restrictions of record in Book 6326, Page 588, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
*Agreements of record in Book 6470, Page 383 and Book 6655, Page 47, 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 ____ **unimproved** __X___ **improved** property known as: **217 Boxmere Place, Nashville, TN 37215**.

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 15th day of December, 2021.

Lani M. Skidmore

Hampton Mauzy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 day of December, 2021, before me personally appeared Lani M. Skidmore and Hampton Mauzy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15 day of December, 2021.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204