Davidson County DEEDQC
Recvd: 09/03/08 10:26 2 pg
Fees:12.00 Taxes:0.00

20080903-0090084

This Instrument Prepared By:
**Rosemary E. Phillips, #10083**
3050 Business Park Circle, #203
P.O. Box 590
Goodlettsville, TN 37070-0590
(615) 859-9111

# QUITCLAIM DEED

| **Address New Owner** | **Send Tax Bills to:** | **Map/Parcel #** |
|---|---|---|
| Albert E. Gregory<br>277 Cana Circle<br>Nashville, TN. 37205 | Same | 129110A27700CO<br><br>08-08-13292 26b |

STATE OF TENNESSEE )
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is
$ 0.00

Albert E. Gregory
**Affiant**, Albert E. Gregory

Subscribed and sworn to before me this the 20 day of August, 2008.

NANCY C DAVIS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

Nancy C Davis
Notary Public

My Commission expires 11-04-09
(Affix seal)

**FOR AND IN CONSIDERATION** of the terms of the Final Decree of Divorce, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Patricia Ann Gregory, hereby conveys and quitclaims unto Albert E. Gregory, all her right, title and interest, in and to the following described real property to wit:

Land in Davidson County, Tennessee, being Unit 98L, PHASE ID, THE CLOISTER AT ST. HENRY, as shown on plat of record in Plat Book 6250, Page 979, and as established under Master Deed of record in Book 6933, Page 927, amended in Book 7404, Page 766, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being same property conveyed by deed to Albert E. Gregory and wife, Patricia A. Gregory from Donald L. Walden and wife, Mary Ann Walden. The said Donald L. Walden died on December 29, 2007 and upon his death, title was vested in Mary Ann Walden as the sole surviving tenant by the entirety. INSTRUMENT NUMBER 20080902-0089865

This conveyance is subject to the following:

1. Taxes for the year 2008, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE CLOISTER AT ST. HENRY, as recorded in Plat Book 6250, Page(s) 979, Plat Book 6250, Page 924, Plat Book 5200, Page 676 and Plat Book 5200, Page 455, said Register's office.
3. Terms and provisions of by-Laws of The Cloisters Owner's Association recorded in Book 6042, Page 650, amended in Book 6519, Page 187, Book 6533, Page 580, Book 7590, Page 273 and Book 9269, Page 285 and Instrument No. 20020109-0003376, said Register's Office.
4. Charter of The Cloister Owner's Association recorded in Book 6076, Page 203, said Register's Office.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CLOISTER AT ST. HENRY of record in Book 6042, Page 602 , as amended by instrument(s) of record in Book 6071, Page 149, Book 6237, Page 660, Book 6519, Page 187, Book 6533, Page 580, Book 6933, Page 927, Book 7404, Page 766, Book 7590, Page 273 and Book 9269, Page 285 and Instrument No. 20020109-0003376; also subject to easements, rights and interests 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 building thereon.
6. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4191, Page 157, said Register's Office.
7. Storm Water Detention Agreement as set forth in instrument recorded in Book 6862, Page 384, said Register's Office.
8. Nondisturbance Agreement as set forth in instrument recorded in Book 7306, Page 289, said Register's Office.
9. Ground Lease recorded in Book 6922, Page 282 and Book 5961, Page 657, said Register's Office.
10. Fee simple interest of The Most Reverend William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville as disclosed by Warranty Deed recorded in Book 3499, Page 292, said Register's Office.

**This is improved property known as 227 Cana Circle, Nashville, TN. 37205**

**And now, I, the said Patricia A. Gregory, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey my property interest unto Albert E. Gregory, his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.**

**IN WITNESS WHEREOF**, we have hereunto set our hands on this 20 day of August, 2008.

Patricia A. Gregory
**Patricia A. Gregory**

STATE OF TENNESSEE )
COUNTY OF Davidson )

**Personally appeared before me, a Notary Public in and for said County and State, the within named Patricia A. Gregory, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.**

**WITNESS my hand and official seal at** Nashville, **Tennessee this** 20 **day of** August, 2008.

Nancy C Davis
**NOTARY PUBLIC**

NANCY C DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

**My Commission expires:** 11-04-09