THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09092124** BILL GARRETT, Davidson County Trans:T20090073863 DEEDWARR Recvd: 10/30/09 10:17 2 pgs Fees:12.00 Taxes:0.00 20091030-0100203	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $141,900.00 Affiant Subscribed and sworn to before me, this 20th day of October, 2009. Notary Public My Commission Expires: My Commission Expires November 22, 2010

WARRANTY DEED

Address New Owner: Jan C. Schuffman 801 Marquette Dr Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ FLAGSTAR BANK 5151 CORPORATE DRIVE TROY, MI 48098	Tax Information: Tax Parcel ID No. 129110A80100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jo Ann Harwell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jan C. Schuffman,**_____ ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, State of Tennessee, being more particularly described as follows: Being Unit No. 109L created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase ID, of record in Book 6933, page 927, as amended by instrument of record in Book 7404, page 766, 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 said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase ID, attached as Exhibit B to said Master Deed for proper identification. Being the same property conveyed to Jo Ann Harwell by Conveyance of Condominium Apartment and Assignment of Sublease Interest from Daniel R. Loftus and Richard A. Loftus, Co-Executors under the Last Will and Testament of Mercedes M. Loftus, recorded on the 8th day of November, 1991 in Book 8482, Page 936, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 801 Marquette Dr Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of October, 2009.

Jo Ann Harwell

Jo Ann Harwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jo Ann Harwell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2009.

Notary Public

My Commission Expires: 11/26/10

Kate Rosenthal
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County