This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **10-1197**

BILL GARRETT, Davidson County
Trans:T20110015234 DEEDWARR
Recvd: 03/14/11 16:14 2 pgs
Fees:13.00 Taxes:488.40
20110314-0020292

WARRANTY DEED

THIS INDENTURE, made and entered into this **2/25/2011**, by and between **James R. Calway, Norma Calway Fagen, Kathleen T. Calway and ~~Grace Maria Calway~~ Maureen Calway, being the Heirs at Law of James Norman Calway, deceased**, parties of the first part, and **Ann H. Green, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 403, 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 1A, of record in Book 6042, page 602, as amended by amendment to Master Deed of record in Book 6071, page 149, corrected in Book 6237, page 660, Register's Office of 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 of The Cloister at St. Henry, Phase 1A of Lot No. 2 of record in Book 5200, page 529 and revised in Book 5200, page 656, for proper indentification.

Being the same property conveyed to James N. Calway by deed from Mary J. Kennedy, unmarried of record as Instrument No. 20021223-0157889, said Register's Office. James N. Calway having since died, property vested in the Heirs at Law of James N. Calway being James R Calway, Norma Calway Fagen, Kathleen T. Calway and grace Maria Calway.

This conveyance is made subject to:

Parcel ID # **129-11A-403CO**
x Improved OR
☐ Unimproved property located at: **403 Siena Drive, Nashville, TN 37205**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

James R. Calway

Norma Calway Fagen

Kathleen T. Calway

Grace Maria Calway

TAI

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James R. Calway, Norma Calway Fagen, Kathleen T. Calway and Maureen Calway** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 25th day of February, 2011..

Notary Public

My Commission Expires: 5/6/13

STATE OF TENNESSEE NOTARY PUBLIC REBECCA T. GARLAND DAVIDSON COUNTY, TENN.

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Owner's Name: **Ann H. Green**

and Address: **403 Siena Drive, Nashville, TN 37205**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
S A M E

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I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$132,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 25th day of February, 2011..

Notary Public

My Commission Expires: 7/5/11

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. KAREN C. APLIN