Davidson County DEEDWARR
Recvd: 04/04/11 11:31 2 pgs
Fees:13.00 Taxes:617.90
20110404-0025631

WARRANTY DEED

11-03-012

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of March, 2011

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
HEBER C. ROGERS and FRANCES C. ROGERS	NEW OWNER	129-11-A
(NAME) 818 Marquette Dr. UNIT 104L	(NAME)	18.00 CO
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ALEXANDER LIMOR, EXECUTOR OF THE ESTATE OF ELIZABETH D. LIMOR, DECEASED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HEBER C. ROGERS and wife FRANCES C. ROGERS, as Tenancy in Common**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 104L created under Title 66, Chapter 27, Section 101, et sec., 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 all the same property conveyed and subleased to Irvin Limor and wife, Elizabeth Limor, by Deed from Carl Michael Albee, conservator for Loretto Corbett, of record in Book 8388, Page 689, Register's Office for Davidson County, Tennessee. Subsequently, Irvin Limor died and title having vested in Elizabeth Limor as surviving tenant by the entirety. Elizabeth Limor then died testate and title having vested in Alexander Limor, Executor, with all powers specified in T.C.A. Section 35-50-110, by Last Will and Testament of record in File No. 09P-528, Probate Clerk's Office for Davidson County Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of The Cloister at St. Henry, of record in Instrument Number 20101228-0102374, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

BEING unimproved ☐
Improved ☒ property known as: **818 Marquette Dr. UNIT 104L Nashville, TN 37205**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, my hand, this 31 day of March, 2011.

THE ESTATE OF ELIZABETH D. LIMOR, DECEASED

BY: _____
ALEXANDER LIMOR, EXECUTOR

STATE OF)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ALEXANDER LIMOR, EXECUTOR OF THE ESTATE OF ELIZABETH D. LIMOR, DECEASED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2011.

My Commission Expires: 09/09/14

_____
Notary Public



I, the undersigned, 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 of the original document executed and authenticated according to law.

Dee Files Kennedy

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Dee Files Kennedy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

_____
Notary Public

