RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Date _____

Date _____

BILL GARRETT, Davidson County
Trans:T20110032920 DEEDWARR
Recvd: 06/02/11 13:41 2 pgs
Fees:13.00 Taxes:444.00
20110602-0042264

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.: **11-1081**

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/31/2011**, by and between *, parties of the first part, and **William D Haire, an unmarried individual, Scott W Shields, an unmarried individual and Patricia K. Shields,** **tenants in common with right of survivorship**, party of the second part,
*R. Cordell Sanders and wife, Catherine D. Sanders
**an unmarried individual
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 condominium apartment in Davidson County, Tennessee, Being Unit 118-R of The Cloister at St. Henry's Phase 1-D, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6933, Page 927, in the Register's Office of Davidson County, Tennessee, towhich source reference is hereby made for more complete details of description together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to R. Cordell Sanders and wife, Catherine D. Sanders by deed from Margaret E Wilkes, an unmarried person of record as Instrument No. 20031001-0144889, and from St Henry's Property Development Inc as Instrument No. 20110405-0026179, said register's Office. Power of attorneys contained of record in Book 8926, pages 297 and 300, said Register's Office.

This conveyance is made subject to any and all existing easements and restrictions contained of record.

Parcel ID # **129-11A-288CO**
Improved property located at: **288 Cana Circle, 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.

R. Cordell Sanders
R Cordell Sanders
By Carolyn S. Crouch
(attorney in fact)

Catherine D. Sanders
Catherine D Sanders
By Carolyn S. Crouch
(attorney in fact)

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 Carolyn S Crouch to me known to the persons described in and who, upon oath executed the foregoing instrument as the Attorney in Fact for R Cordell Sanders and Catherine D Sanders, and acknowledged that she executed the same, by signing the name of R Cordell Sanders and Catherine D Sanders, for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 31st day of May, 2011..

Notary Public

My Commission Expires: 5/6/13

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

****

Owner's Name: **William D Haire and Scott W Shields and Patricia K. Shields**

and Address: **288 Cana Circle, Nashville, TN 37205**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

William D. Haire
107 Lexington Court
Nashville, TN 37215

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 **$120,000.00** 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 31st day of May, 2011..

Notary Public

My Commission Expires: 7-8-2013

ROBIN L. BURCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.