BILL GARRETT, Davidson County
Trans:T20110040782 DEEDWARR
Recvd: 07/07/11 13:32 2 pgs
Fees:13.00 Taxes:484.70
20110707-0052082

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.: **11-1098**

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/29/2011**, by and between **Florence I Powell, an unmarried individual**, parties of the first part, and **Reginald Lowe and Judy Lowe, husband and wife**, 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, Unit No. 431 created under Title 66, Chapter 27, Section 27, , Section 101, et seq., as amended, Tennessee Code Annotated and as established by the Master Deed for The Cloister at St. Henry, Phase 1B of record in Book 6237, page 665, and amended in Book 6834, page 449, 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 Plan for The Cloister at St. Henry, Phase 1B, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Alfred J. Powell and wife, Florence I Powell by deed from Stella Marie Smock, unmarried of record as Instrument No. 20030620-0085728 , in the Register's Office of Davidson County, Tennessee. The said Alfred J. Powell having since died, property vests in Florence I Powell as the surviving tenant by the entirety. The said Florence I Powell, widowed obtained the land by deed from St Henry's Property Development Inc of record as Instrument No. 20110225-0015564, said Register's Office.

This conveyance is made subject to any and all existing easements, restrictions and Master Deeds of record.

Parcel ID # **129-11A-431CO**
Improved property located at: **431 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.

Florence I Powell

Florence I Powell

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 **Florence I Powell** 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 29th day of June, 2011..

Rebecca T. Garland

Notary Public

My Commission Expires: 5/6/13

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

****

Owner's Name: **Reginald Lowe and Judy Lowe**

and Address: **431 Siena Drive, Nashville, TN 37205**

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

New Owner

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 **$131,000.00** 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 29th day of June, 2011.

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

Notary Public

My Commission Expires: 7/5/11