THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11060628**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $126,000.00. Affiant Subscribed and sworn to before me, this 18th day of July, 2011. Notary Public My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

BILL GARRETT, Davidson County
Trans:T20110043787 DEEDWARR
Recvd: 07/20/11 12:26 2 pgs
Fees:13.00 Taxes:466.20
20110720-0055557

WARRANTY DEED

Address New Owner: Mary Carol Thompson 516 Loyola Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-11-0A-516.00 CO

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, **Virginia Bain, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Carol Thompson, a widow** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 516 created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6042, Page 602, as amended by Amendment to Master Deed of record in Book 6071, Page 149 and Book 6237, Page 660, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the plat for Phase I-A of Lot No. 2, The Cloister of Saint Henry, of record in Book 5200, Page 529, said Register's Office, as revised by First Revision, Condominium Site Plan, Plat for Phase I-A of Lot No. 2, The Cloister at St. Henry, of record in Book 5200, Page 656, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to D.F. Bain and wife, Virginia Bain by Sublease and Conveyance of Condominium Apartment from Barbara Dent Gaines, Executrix of the Estate of Mildred Clark Foutch, deceased, recorded on the 24th day of November, 1993 in Deed Book 9162, Page 666, in the Register's Office of Davidson County, Tennessee. The said D. F. Bain having since died on 08/06/2002.

Grantor is granting all fee simple interest in that certain Deed from St Henry's Property Development, Inc. of record in Instrument No. 20110715-0054209. Being the same property conveyed to Virgina S. Bain, widowed by warranty deed of record in Instrument No. 20110715-0054209, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE CLOISTER AT ST. HENRY, as recorded in Plat Book 5200, Page(s) 455, Plat Book 5200, Page 529 and Plat Book 5200, Page 656.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Terms and provisions of by-Laws recorded in Master Deed recorded in Book 6042, Page 602, amended in Book 6071, Page 149.

Charter of The Cloister Owners Association recorded in Book 6076, Page 203.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CLOISTER AT ST. HENRY of record in Book 6042, Page 602 , as amended by instrument(s) of record in Book 6071, Page 149 and Book 6237, Page 660; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewer and Storm Drainage, recorded in Book 4191, Page 157.

Ground Leases recorded in Book 5961, Page 657 and Book 7306, Page 289.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6862, Page 384.

This is improved property located at 516 Loyola Drive 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 18th day of July, 2011.

Virginia Bain by Brenda Barnes attorney-in-fact
Virginia Bain by Brenda Barnes, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brenda Barnes,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Virginia Bain,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of July, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014