Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110048109 DEEDWARR
Recvd: 08/05/11 14:29 2 pgs
Fees:13.00 Taxes:760.35
20110805-0060543

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,600.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: May 18, 2014
(AFFIX SEAL)

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title / Cool Springs Office
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley A. Green	New Owner	
906 Glenmary Ct.	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		129110A90600CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM F. ROBINSON AND MARY R. ROBINSON, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHIRLEY A. GREEN , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 95L, on the Condominium Site Plan for The Cloister at St. Henry, Phase 1D, filed as Exhibit A to and as established by the Master Deed of record in Book 6933, Page 927, as amended in Book 7404, Page 766, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, as amended, reference to which is hereby made for a more complete and detailed description.

Being the same leasehold property conveyed to WILLIAM F. ROBINSON AND WIFE, MARY R. ROBINSON by Deed from FRANCES N. BELL, UNMARRIED, dated 04/14/2004 and filed for record on 04/22/2004 in Instrument 200404220045705, Register's Office for DAVIDSON County, Tennessee.

Being the same fee interest property conveyed to William F. Robinson and wife, Mary R. Robinson by Warranty Deed from St. Henry's Property Development, Inc., dated July 25, 2011 and filed of record as Inst. No. 20110726-0057244, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson Country taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same as set out in Section 66-72-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of The Cloister at Saint Henry Condominiums of record in Book 6933, page 927 and Book 6042, page 602, as amended in Book 7404, page 766, and amended in Book 6519, page 187, Book 7590, page 273,Book 9269, page 285 and in Inst. No. 20020109-0003376, in the Register's Office for Davidson County, Tennessee.
4. Matters shown on plan of record in Book 6250, page 979, in said Register's Office.
5. Sanitary sewer and/or other easements of record in Book Book 4191, page 157, Book

4606, page 283, Book 6065, page 127, Book 6065, page 132, Book 6145, page 293Book 6824, page 870, Book 6862, page 384, Book 7893, page 304, Book 7893, page 394, Book 7893, page 447, Book 7893, page 451 and Inst. No. 20090921-0087988 in said Register's Office.

6. Declaration of Covenants, Conditions and Restrictions/ Charter/ and Non disturbance Agreement of record in Inst. No. 20101228-0102374, Book 6076, page 203 and Book 7306, page 289, said Register's Office.

7. Subject to the terms and conditions of a Ground Lease by and between James D. Niedergeses, Bishop of the Dioceses of Nashville, and St. Henry's Property Development, Inc. of record in Book 6922, page 282, in said Register's Office.

8. Subject to the rights of others in and to the common areas/elements.

9. Subject to the lien for special assessments contained in the Master Deed and By-Laws.

unimproved ( )

This is improved (X) property, known as 906 GLENMARY COURT, NASHVILLE, Tennessee 37205-0358

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my/our hand(s) this 27th day of July, 2011.

Wm F. Robinson

William F. Robinson

Mary R. Robinson by Wm F. Robinson

Mary R. Robinson

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 27th day of July, 2011, before me personally appeared William F. Robinson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of July, 2011.

Carol A Clawson

Notary Public

My Commission Expires: 3-17-14

(SEAL)

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 27th day of July, 2011, before me personally appeared William F. Robinson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary R. Robinson and who acknowledged he/she/they executed the same as the free act and deed of the said Mary R. Robinson.

Witness my hand and official seal, this the 27th day of July, 2011.

Carol A Clawson

Notary Public

My Commission Expires: 3-17-14

(SEAL)

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY