Record + Return TO

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.: **11-1105**

**Foundation Title & Escrow, LLC**
**30 Burton Hills Blvd, Suite 175**
**Nashville, TN 37215**

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **7/28/2011**, by and between **Irmgard Morrison, an unmarried individual**, parties of the first part, and **James D Mallory, Jr. and Betsy T Mallory, 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:

Land in Davidson County, Tennessee, Being Unit No. 454 created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated and as established by the Master Deed for The Cloister at St. Henry, Phase 1-B of record in Plat Book 6237, Page 665, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed.

Being the same property conveyed to Irmgard Morrison, unmarried by deed from Sara B Wear, Executrix and Sandra C. Andrews, Tenant in Common of record as Instrument No. 20030606-0078622, said Registers' Office and also from St. Henry's Property Development Inc of record as Instrument No. 20110311-0019494, said Register's Office.

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

Parcel ID # **129-11A-454CO**
Improved property located at: **454 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.

Irmgard Morrison by Evelyn Shriver, Attorney in Fact

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BILL GARRETT, Davidson County
Trans:T20110050847 DEEDWARR
Recvd: 08/18/11 09:57 2 pgs
Fees:13.00 Taxes:562.40
20110818-0063858

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 **Evelyn Shriver** to me known to the persons described in and who executed the foregoing instrument as the Attorney in Fact for **Irmgard Morrison**, and acknowledged that she executed the same for the purposes therein contained as the free act of **Irmgard Morrison by virtue of the attorney in fact recorded herewith..**

Witness my hand and Notarial Seal this 28th day of July, 2011..

Rebecca T. Garland
Notary Public

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

My Commission Expires: 5/6/13

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Owner's Name: **James D Mallory, Jr. and Betsy T Mallory**

and Address: **454 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 **$152,000.00** 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 28th day of July, 2011..

Lisa M. Sheppard
Notary Public

My Commission Expires: 6.30.14

Lisa M Sheppard State of Tennessee Notary Public Rutherford County