BILL GARRETT, Davidson County
Trans:T20110050888 DEEDWARRSP
Recvd: 08/18/11 10:37 2 pgs
Fees:13.00 Taxes:462.50
20110818-0063897

This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 5
Brentwood, TN 37027

SPECIAL WARRANTY DEED

This Deed made on August 16, 2011, by May-Ling Woo Weitzman, "Executrix" of the Estate of Erika Tavernier Fairweather, Deceased, as Grantor to Katherine H. Anderson and Patricia Anderson, for life, with the remainder to, Katherine Anderson Couch and A. Edwin Anderson, Jr., collectively, "Grantee".

Grantor, in consideration of ten dollars, paid by Grantee, receipt of which is hereby acknowledged, does grant and convey to Grantee and Grantee's heirs and assigns forever, the following described real property:

Land in Davidson County, Tennessee, being Unit No. 215, as shown on the Plan of First Revision Condominium Site Plan Plat for Phase 1A of Lot No. 2, The Cloister at Saint Henry, of record in Plat Book 5200, Page 656, said Register's Office and further established by the Master Deed for The Cloister at St. Henry, Phase 1A, a Horizontal Property Regime, of record in Book 6042, Page 602 and amended in Book 6071, Page 149 and Book 6237, Page 660, 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 the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to ERIKA FAIRWEATHER by Deed from MILDRED N. HUMBRECHT, dated 05/28/2004 and filed for record on 06/04/2004 in Instrument 200406040066014, Register's Office for DAVIDSON County, Tennessee, as to a leasehold interest.

Being the same property conveyed to MAY-LING WOO WEITZMAN, EXECUTRIX OF THE ESTATE OF ERIKA TAVERNIER FAIRWEATHER by Deed from ST. HENRY'S PROPERTY DEVELOPMENT INC. and filed for record on _____ in Instrument 20110818-0063896 Register's Office for DAVIDSON County, Tennessee as to a fee simple interest.

Map & Parcel: 129110A21500CO

Together with all the estate and rights of Grantor in the above-described premises.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments.

This property is known as: 215 Cana Circle, Nashville, TN 37205

In Witness, the Grantor has executed this deed as Executrix of the Estate of Erika Tavernier Fairweather.

The Estate of Erika Tavernier Fairweather

By: May Li Woo Weitz
May-Ling Woo Weitzman, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this date 16th day of 2011, before me, personally appeared May-Ling Woo Weitzman, Executrix of the Estate of Erika Tavernier Fairweather, to me known to be the person described in and who executed the forgoing instrument, and who acknowledged the execution of same to be her free act and deed.

WITNESS my hand and official seal this 16th day of August, 2011.

NOTARY PUBLIC

My Commission Expires:

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 21, 2013

State of Tennessee
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$125,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 16th day of August, 2011.

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 21, 2013

Affiant

(Seal)

Notary Public

My commission expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Katherine & Patricia Anderson	NEW OWNER
215 Cana Circle	
Nashville, TN 37205	