BILL GARRETT, Davidson County
Trans:T20110070180 DEEDWARR
Recvd: 11/07/11 13:06 2 pgs
Fees:13.00 Taxes:616.05
20111107-0086912

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11101439

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $166,500.00.

Affiant

Subscribed and sworn to before me, this 3 day of Nov., 2011.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
S. Hugh Welch and Gayle T. Welch 510 Loyola Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 129110A51000CO

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, **Sharon K. Schweinhart, Trustee of the Martha Jane Kelley Moulder Revocable Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **S. Hugh Welch and Gayle T. Welch, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 510 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 IB, of record in Book 6237, Page 665, 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 Plat for The Cloister at St. Henry, Phase IB, attached as Exhibit "B" to said Master Deed for property identification.

Being the same property conveyed by Sublease and Conveyance of Condominium Apartment from Phillip Donald Wood to Martha Jane Moulder as recorded on the 9th day of July, 2008 in Instrument No. 20080709-0070621; Quitclaim Deed from Martha Jane Moulder, a/k/a Martha Jane Kelley Moulder to Sharon K. Schweinhart, Trustee of the Martha Jane Kelley Moulder Revocable Trust as recorded on the 18th day of March, 2011 in Instrument No. 20110318-0021544 and Warranty Deed from St. Henry's Property Development, Inc. to Martha Jane Moulder as recorded on the 22nd day of March, 2011 in Instrument No. 20110322-0022288, in the Register's Office of 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 2012 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE IB, THE CLOISTER AT ST. HENRY, as recorded in Plat Book 5200, Page(s) 676, revised in Book 6250, Page 585 and Book 6250, Page 924.

Terms and provisions of Amended By-Laws of The Cloister at St. Henry recorded in Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285 and Instrument No. 20020109-0003376.

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 Condominium of record in Book 6042, Page 602 and Book 6237, Page 665 , as amended by instrument(s) of record in Book 6834, Page 449; 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.

Declaration of Restrictions, Covenants and Easements recorded in Instrument No. 20101228-0102374.

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

Terms and Provisions of Ground Lease recorded in Book 6208, Page 137.

Storm Water Detention Agreement recorded in Book 6824, Page 870.

This is improved property located at 510 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 4th day of November, 2011.

Sharon K. Schweinhart, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sharon K. Schweinhart, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument, as Trustee, for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014