WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110072807 DEEDWARR
Recvd: 11/17/11 13:14 4 pgs
Fees:23.00 Taxes:462.50
20111117-0090049

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita B. Clauser	**NEW OWNER**	**129-11-A-276CO**
(NAME) **276 Cana Circle**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Margaret Schell Thompson, Trustee of the Margaret Schell Thompson Revocable Living Trust of 1992**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rita B. Clauser**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 121-R, as shown on the Condominium Site Plan for the Cloister at St. Henry, Phase 1D, filed as Exhibit A to and established by the Master Deed of record in Book 6933, Page 927 and 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, reference to which is hereby made for a more complete and detailed description.

Being the same condominium unit conveyed to Margaret Schnell Thompson, Trustee by Sublease and Conveyance of Condominium Apartment Deed from the Heirs-At-Law of Alberta Elizabeth Gibbons dated 7/28/1992 and filed for Record in Book 8690, Page 614, Register's Office for Davidson County, Tennessee, as to a leasehold interest, and Title to the Land hereinafter described is vested in Margaret Schnell Thompson, Trustee of the Margaret Schnell Thompson Revocable Living Trust of 1992 by Warranty Deed from St. Henry's property development, Inc. of record in Instrument No. 20110319-0021430 Dated March 15, 2011 and recorded March 18, 2011

Being the Same Property Conveyed to St. Henry's Property Development Inc. by Quitclaim Deed from most Reverend David R. Choby bishop of the Catholic Diocese of Nashville as Trustee, of record in Instrument No. 20101222-010678 Dated December 17, 2010 and Recorded December 22, 2010.

This conveyance is subject to the following:

1. Master Deed, Amendments, and Restrictive Covenants contained in the instrument(s) of record in Book 6933, Page 927, Book 7404, Page 766, Instrument No. 20101228-0102374
2. By-Laws of record in Book 6042, Page 650, Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285 and in Instrument No. 20020109-0003376 Said Register's Office
3. Charter of the Homeowner's Association of record in Book 6076, Page 203 said register's office
4. All matters shown on the Plan of record in Book 6250, Page 979, in said Register's Office including but not necessarily limited to restrictions, easements for public utilities and drainage and minimum building setback lines. Subject to all notes, easements, and conditions shown on said plan.
5. Subject to all easements, restrictive covenants and conditions and other matters of record including all items set out on any applicable plat of record, and including, but not limited to the St. Henry's Property Development, Inc. Ground Lease(s) of record, beginning in Book 5961, Page 657, and in Book 6922, Page 282 Register's Office for Davidson County, Tennessee, including any amendments or extensions thereof, the Declaration of Restrictions, Covenants and Easements for the Cloister at St. Henry of record in Instrument No. #20101228-0102374 and the leasehold interest of the current owner/occupants of the unit.
6. Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.
7. Agreement for dedication of easement for Sanitary Sewers and/or Storm Drainage in book 4191, Page 157 said Register's Office
8. Storm Water Detention Agreement in Book 6862, Page 384 said Register's Offcie

Grantor and Grantee intend that the vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the

same person(s) shall not merge the Leasehold interest and the fee simple interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to that Unit.

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustee thereunder, a Certification of said Trust is attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **276 Cana Circle, Nashville, TN 37205**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 15th day of November, 2011.

By: Margaret Schnell Thompson, Trustee
Margaret Schnell Thompson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Schnell Thompson, Trustee of the Margaret Schnell Thompson Revocable Living Trust of 1992 , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument in her capacity as Trustee for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15TH DAY OF NOVEMBER, 2011.

Commission expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public

Exhibit "A"

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. PHILBIN, ESQUIRE
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

CERTIFICATION OF TRUST
FOR THE
MARGARET SCHNELL THOMPSON
REVOCABLE LIVING TRUST OF 1992

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned, Margaret Schnell Thompson being first duly sworn, deposes and says she is at least 18 years of age and is a currently acting trustee of the Margaret Schnell Thompson Revocable Living Trust of 1992, and further states as follows:

1. The Margaret Schnell Thompson Revocable Living Trust of 1992 is a valid, existing trust, having been created by written document on March 19, 1992 and amended on February 4, 1997

2. (a) The grantor or creator of the trust is Margaret Schnell Thompson.

   (b) The currently acting trustee is Margaret Schnell Thompson.

   (c) The named successor trustee(s) are Mary Ann Thompson Arildsen and thereafter Fred Scott Thompson.

3. The administrative and/or managerial powers of the trustee are setforth in Article VIII of the Trust Document and includes the power to sell Trust Property for cash under subparagraph 12 of said document.

4. (a) The trust is revocable.

   (b) The person holding the power to revoke the trust is Margaret Schnell Thompson.

5. The conditions for the succession of the successor trustee is if the Trustee is unable to act as Trustee

6. The Trust shall be identified by the Trustor's Social Security Number.

7. Trust property should be titled as follows: Margaret Schnell Thompson Revocable

Living Trust of 1992.

8. To the best of the undersigned's knowledge, except as herein stated, the trust has not been revoked, modified, or amended in any manner that would cause the representations and statements contained herein to be incorrect.

This 15th day of November, 2011.

Margaret Schnell Thompson, Trustee
Margaret Schnell Thompson

Sworn to and subscribed to before me this 15th day of November, 2011.

Notary Public

My commission expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015