This instrument prepared by and Record and Return to:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 11-1188

BILL GARRETT, Davidson County
Trans:T20120009079 DEEDWARR
Recvd: 02/06/12 15:41 2 pgs
Fees:13.00 Taxes:473.60
20120206-0010716

WARRANTY DEED

THIS INDENTURE, made and entered into this 1/20/2012, by and between Nell Rachide and husband Fred Rachide and Marie Rachide, an unmarried individual, parties of the first part, and Nikki Y Boyd, an unmarried individual, 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:

Being Unit 414 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 1B,of record in 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. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase 1B, attached as Exhibit "B" to said Master Deed. For proper identification.

Being the same property conveyed to Fred Rachide and wife, Nell Rachide, 99% interest, Joint Tenant with Right of Survivorship with Marie Rachide, a 1% interest by deed dated 8/9/04 from Mildred Guetling, unmarried as Instrument No. 20040811-0097191, said Register's Office And also by deed to Nell Rachide and Marie Rachide, an unmarried individual by deed dated 1/5/12 from St. Henry's Property Development, Inc. of record as Instrument No. 20120110-0002561, said Register's Office for the interest in the land.

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

Parcel ID # 129-11A-414CO
Improved property located at: 414 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.

Fred Rachide
Fred Rachide

Nell Rachide
Nell Rachide

Marie Rachide
Marie Rachide

NELL RACHIDE TN DL 081526941
MARIE RACHIDE TN DL 106637407
FREDERICK RACHIDE TN DL 067803825

STATE OF **Tennessee**

COUNTY OF ~~**Davidson**~~ KNOX

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Nell Rachide, Marie Rachide and Fred Rachide** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed. PRESENTED TENNESSEE DRIVER'S LICENSES, RECORDED ABOVE.

Witness my hand and Notarial Seal this ~~20th~~ 24th day of January, 2012..

Notary Public

My Commission Expires: 5-14-2014

MICHAEL DECANIO
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

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Owner's Name: **Nikki Y Boyd**

and Address: **414 Siena Drive, Nashville, TN 37205**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Wells Fargo Bank, N.A.
10401 Deerwood Park Blvd
Jacksonville, FL 32256-0505

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 **$128,000.00** 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 20th day of January, 2012..

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.