(2)

BILL GARRETT, Davidson County
Trans:T20120026353 DEEDWARR
Recvd: 04/11/12 10:35 2 pgs
Fees:13.00 Taxes:518.00
20120411-0030947

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
~~615-377-3349~~

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$140,000.00

Mitzi A. Crafton
Affiant

Subscribed and sworn to before me, this 30th day of March, 2012.

Notary Public

My commission expires: 05/26/2013

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mitzi A. Crafton, April Nava and Eric Crafton	**Mitzi A. Crafton**	**Map\Parcel: 129-11-0-A-717.00CO**
717 Mount Carmel	**717 Mount Carmel**	
Nashville, TN 37205	**Nashville, TN 37205**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Kim H. Hudson and Kay Hereford Voorhees as Devisees under Will of Jean A. and Hereford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mitzi A. Crafton, an unmarried woman, April Nava, a married woman and Eric Crafton, a married man

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. 717 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 IC, of record in Book 6675, Page 173, Register's Office for Davidson County, Tennessee, together withthe 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 IC, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property subleased to John L. Hereford and wife, Jean A. Hereford by Sublease and Conveyance of Condominium Apartment dated December 16, 1986, from St. Henry's Property Development, Inc., of record at Book 7071, page 213, Register's Office for Davidson County, Tennessee; the said John L. Hereford having since died, leaving Jean A. Hereford the sole surviving tenant by the entirety. The said Jean A, Hereford having since died testate on February 17, 2010, devising subject property to Kim H. Wright, n/k/a Hudson and Kay T. Herefored, n/k/a Voorhees, as evidenced by the Last Will and Testament of Jean A. Hereford filed in Document No. 10P568, Probate Court Clerk's Office for Davidson County, Tennessee, and by warranty deed dated February 24, 2019, St. Henry's Property Development, Inc., conveyed subject property to Kim H. Hudson and Kay Hereford Voorhees, devisees under the Last Will and Testament of Jean A. Hereford, deceased, of record in Instrument No. 20120229-0017410, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20101228-0102374, Register's Office for DAVIDSON County, Tennessee.

Charter for Homeowners Association of record in Book 6076, Page 203, Register's Office for DAVIDSON County, Tennessee. Sanitary Sewer Easement of record in Book 4191, Page 157 and Book 7306, Page 140, Register's Office for DAVIDSON County, Tennessee. Water Main Easement of record in Book 7306, Page 155, Register's Office for DAVIDSON County, Tennessee. Ground Lease Agreement of record in Book 6208, Page 137, Register's Office for DAVIDSON County, Tennessee. Master Deed of record in Book 6237, Page 665 and amended in Book 6675, Page 173 and Book 6834, Page 449, Register's Office for DAVIDSON County, Tennessee. By-Laws of record in Book 6042, Page 650 and amended in Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285 and Instrument No. 20020109-0003376, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as 717 Mount Carmel, Nashville, TN 37205.

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 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/our hand(s) this 30th day of March, 2012.

Kim H. Hudson by Kay Hereford Voorhees, her attorney-in-fact
Kim H. Hudson, Devisee under the
Will of Jean A. Hereford
By Kay Hereford, her Attorney-in-Fact

Kay Hereford Voorhees
Kay Hereford Voorhees, Devisee under the
Will of Jean A. Hereford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Kay Hereford Voorhees, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2012.

Notary Public

My Commission Expires: 5-26-2013

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kay **Hereford Voorhees**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Kim Hudson, a/k/a Kim H. Hudson for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Kim Hudson, a/k/a Kim H. Hudson, and is authorized by her to execute this instrument on /her behalf.

This the 30 day of March, 2012.

My Commission Expires: 5-26-2013

Notary Public

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 120141KS
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027