This document prepared by (and after recording return to):		
Name:	**William Davis, Attorney, P.C.**	
Address:	**219 Ward Circle, Ste 5**	
City, State, Zip:	**Brentwood, TN, 37027**	
Phone:	**615-369-0039**	

BILL GARRETT, Davidson County
Trans:T20120035180 DEEDWARR
Recvd: 05/14/12 09:29 4 pgs
Fees:23.00 Taxes:462.50
20120514-0041255

———Above This Line Reserved For Official Use Only———

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Edward A. Shear, Esther J. Lee and Charles L. Shear, (each as an equal tenant-in-common)** hereinafter referred to as **"Grantor"**, have this day bargained and sold, and do hereby transfer and convey unto **Gloria James Bennett** hereinafter **"Grantee"**, the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 438, as shown on the Condominium Site Plan Plat for Phase 1B of Lot 2, The Cloister at St. Henry, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 6237, Page 665 and amended in Book 6834, Page 449, 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 Leonard Shear and spouse, Miriam Shear by Deed from Robert B. Stephens and Elizabeth Stephens Brownley, dated 04/01/2005 and filed for record on 04/04/2005 in Instrument 200504040036253, Register's Office for Davidson County, Tennessee. (leasehold interest)

Being the same property conveyed to Edward A. Shear, Esther J. Lee and Charles L. Shear (each as an equal tenant-in-common) by Deed from St. Henry's Property Development Inc., dated 05/09/2012 and filed for record on 05/14/2012 in Instrument 20120514-0041254, Register's Office for Davidson County, Tennessee. (fee simple interest)

Per Court order dated 05/03/2012, under the terms of the Last Will and Testament of Leonard Shear, deceased, all of decedent's interest in the property was conveyed to his children, Edward A. Shear, Esther J. Lee and Charles L. Shear, (each as an equal tenant-in-common).

Map & Parcel: 129110A43800CO

This property is known as: **438 Siena Dr., Nashville, TN 37205**

This conveyance is subject to the following:

1.) 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 6208 page 137 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 #20101228-0102374 and the leasehold interest of the current owner/occupants of the unit.

2.) Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

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."

TO HAVE AND TO HOLD same unto Grantee and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 10th day of May, 2012.

Edward A. Shear

Esther J. Lee by Edward A. Shear, her Atty-in-Fact

Charles L. Shear by Edward A. Shear, his Atty-in-Fact

STATE OF Maryland
COUNTY OF Howard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward A. Shear with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 10th day of May, 2012.

NOTARY PUBLIC

My Commission Expires:
03/03/2013

Harpreet Komal
Notary Public State of Maryland
Commission Expires March 3, 2013

STATE OF Maryland
COUNTY OF Howard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edward A. Shear with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for Esther J. Lee and Charles L. Shear and is authorized by Esther J. Lee and Charles L. Shear to execute this instrument on their behalf.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 10 day of May, 2012.

NOTARY PUBLIC

My Commission Expires:
03/03/2013

Harpreet Komal
Notary Public State of Maryland
Commission Expires March 3, 2013

Grantee(s) Name, Address:	Send Tax Statement To:
Gloria James Bennett	Owner
438 Siena Dr.	
Nashville, TN 37205	

State of TENNESSEE
County of DAVIDSON

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 11th day of May, 2012.

Affiant

Notary Public

(Seal)

JOEY SANDERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires November 17, 2014

My commission expires