BILL GARRETT, Davidson County
Trans:T20120035398 DEEDWARR
Recvd: 05/14/12 14:26 2 pgs
Fees:13.00 Taxes:540.20
20120514-0041578

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.: **12-1057**

WARRANTY DEED

THIS INDENTURE, made and entered into this **4/16/2012**, by and between **Dollie E. Nolan, an unmarried individual**, parties of the first part, and **Alice Seigenthaler Valiquette, 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 No. 231 created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennexxee Code Annotated and as established by a Master Deed of record in Book 6042, page 602, as amended by Amendment to Master Deed of record in Book 6071, page 149, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit described in said Master Deed. Reference is hereby made for the plat for Phase I-A of Lot No. 2, The Cloister at Saint Henry of record in Book 5200, page 529, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Francis V Nolan and wife, Dollie E Nolan by deed from H. B. Barrett, unmarried of record in Book 9396, page 277, said Register's Office. Francis V Nolan having died November 4, 2000. Property vests I Dollie E. Nolan by virtue of tenants by the entirety.

This conveyance is made subject to: all restrictions and easements of record

Parcel ID # **129-11A-231CO**
☒ Improved OR
☐ Unimproved property located at: **231 Cana Circle, 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.

Dollie E Nolan by
Dollie E. Nolan
Francis Vincent Nolan Jr.
as Attorney in Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Francis Vincent Nolan, Jr.** to me known to the persons described in and who, upon oath, executed the foregoing instrument as the attorney in fact for Dollie E Nolan, and acknowledged that they executed the same as the attorney in fact for Dollie E Nolan for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 16th day of April, 2012..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/6/13

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

****

Owner's Name: **Alice Seigenthaler Valiquette**

and Address: **231 Cana Circle, Nashville, TN 37205**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SAME

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 **$146,000.00** 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 16th day of April, 2012..

4/16/12
Notary Public

RENEE SPLINT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN