THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** ~~First Title & Escrow Co., Inc.~~ ~~FTEC File No. 30628-05-2012~~ BOX 50-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $114,750.00. Affiant Subscribed and sworn to before me this 25th day of June, 2012. Notary Public My Commission Expires: 1-4-16

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Thomas C. Keeling, III Louise A. Keeling 710 Mount Carmel Place Nashville, TN 37205	BB&T 223 West Nash St. Wilson, NC 27893	Map and Parcel No.: 129 110 A 71000 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fleeta Lynne Bachleda, unmarried, as devisee under the will of Fleeta Sadler Bachleda, deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas C. Keeling, III and Louise A. Keeling** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 710 Mount Carmel Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

The vesting of 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.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of June, 2012.

Fleeta Lynne Bachleda
Fleeta Lynne Bachleda

BILL GARRETT, Davidson County
Trans:T20120047265 DEEDWARR
Recvd: 06/27/12 09:50 2 pgs
Fees:13.00 Taxes:424.58
20120627-0056199

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Fleeta Lynne Bachleda**, 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 for the purposes therein contained.

Witness my hand at office this 26th day of June, 2012.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 710, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase IC, a horizontal property regime established by Master Deed, of record in Book 6675, page 173, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, and being located upon Lot No. 2 on the plan of Phase ID, Fifth Revision, The Cloister at St. Henry, of record in Plat Book 6250 page 979, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fleeta S. Bachleda by deed dated November 14, 2005, from Lenora Ikard, unmarried, of record in Instrument No. 20051116-0138431, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Fleeta S. Bachleda by deed dated March 29, 2011, from St. Henry's Property Development, Inc., of record in Instrument No. 20110405-0026190, Register's Office for Davidson County, Tennessee.

Fleeta S. Bachleda died on July 10, 2011. By her will, of record in Docket No. 11P1518, Davidson County Probate Court Clerk's Office, Fleeta Sadler Bachleda (one and the same person as Fleeta S. Bachleda) devised subject property to Fleeta Lynne Bachleda.

This conveyance is made subject to:

1. State and County taxes for the year 2012, which have been prorated between the parties and assumed by the Grantees.
2. Declaration of Covenants, Conditions, Restrictions and Easements for The Cloister at St. Henry, a condominium of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Terms and limitations imposed by Tennessee Condominium Act of 2010, T.C.A. § 66-27-201, et seq.
4. By-Laws of The Cloister at St. Henry, Phase 1A, 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.
5. Charter of Incorporation of The Cloister Owner's Association of record in Book 6076, page 203, Register's Office for Davidson County, Tennessee.
6. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Cloister at St. Henry, Phase 1C, of record in Book 6675, page 173, Register's Office for Davidson County, Tennessee.
7. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4191, page 157 and Book 4606, page 283, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 6250, page 979, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 6145, page 293 and in Book 6824, page 870, Register's Office for Davidson County, Tennessee.
11. Ground Lease recorded in Book 6596, page 608, Register's Office for Davidson County, Tennessee.
12. Resolution recorded in Book 6527, page 700, Register's Office for Davidson County, Tennessee.
13. Charter of Incorporation of The 2010 Cloister Owners Association, Inc. of record in Instrument No. 20101214-0099488, Register's Office for Davidson County, Tennessee.