Bk 36
255-79

| | | |
|---|---|---|
| **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: T20120052934 DEEDWARR
Recvd: 07/18/12 14:05 3 pgs
Fees: 13.00 Taxes: 662.30
20120718-0063228

--------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, **John Benjamin Moss, Sr. and Andrew Morrow Moss,** hereinafter referred to as **"Grantors"**, have this day bargained and sold, and do hereby transfer and convey unto **Mary Frances Johnson** (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. 702, as shown on the Condominium Site Plan, Plat for Phase 1C 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 6675, Page 173, 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 Margaret Moss by Deed from Clyde Allen Yates, III, dated 01/29/1999 and filed for record on 02/03/1999 in Book 11325, Page 69, Register's Office for Davidson County, Tennessee. (leasehold)

Margaret (Peggy) Browder Moss died testate on 03/06/2012 devising subject property to John Benjamin Moss Sr. and Andrew Morrow Moss as evidenced by the Last Will and Testament of Margaret (Peggy) Browder Moss filed in Document No 12P556, in the Probate Court Clerk's Office for Davidson County.

Being the same property conveyed to John Benjamin Moss, Sr. and Andrew Morrow Moss by Deed from St. Henry's Property Development, Inc., dated 05/02/2012 and filed for record on 05/08/2012 in Instrument 20120508-0039652, Register's Office for Davidson County, Tennessee. (fee simple)

Map & Parcel: 129110A70200CO

This property is known as: **702 Mt. Carmel Pl., 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 6596 page 608 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.

Grantors 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.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have 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.

WITNESS Grantors' hands this 17th day of July, 2012.

**John Benjamin Moss, Sr.**

**Andrew Morrow Moss**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Benjamin Moss, Sr. and Andrew Morrow Moss, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 17th day of July, 2012.

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 21, 2013

NOTARY PUBLIC

My Commission Expires:

| Grantee(s) Name, Address: | Send Tax Statement To: |
|---|---|
| Mary Frances Johnson | New Owner |
| 702 Mt.Carmel Place | |
| 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 **$179,000.00** 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 17th day of July, 2012.

Affiant

(Seal)

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Notary Public
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

My commission expires: