AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120063881 DEEDWARR
Recvd: 08/27/12 11:30 3 pgs
Fees:18.00 Taxes:543.90
20120827-0076867

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Anthony N. Russo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: ~~7/6/2013~~ 7-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin E. Morris	New Owner	129110A283.00
(NAME)	(NAME)	
283 Cana Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Kenneth A. Kanter and Lynn Kanter, Co-Executors of the Estate of Julian P. Kanter**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edwin E. Morris**, 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:

Leasehold Interest

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 99R of The Cloister at St. Henry Condominiums, Phase I-D, Fifth Revision, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Cloister at St. Henry, Phase I-D of record in Book 6933, Page 927 and as amended in Book 7404, Page 766, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws of record in Book 6042, Page 650, amended in Book 6519, Page 187 and further amended in Book 7590, Page 273, said Register's Office, together with the undivided percentage interest in Common Elements appurtenant to said Unit as set forth in said Master Deed. reference is hereby made to the plan of The Cloister at St. Henry Condominiums of record in Book 6250, Page 979 and Units as shown on Exhibit A to the Amendment to Master Deed of record in Book 7404, Page 766, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Julian P. Kanter, unmarried by deed dated May 31, 2001 from Marlene Goldman and David Goldberg, as Co-Executors of the Estate of Madeline B. Goldberg of record in Instrument No. 20010607-0060173, Register's Office for Davidson County, Tennessee.

Fee Simple Interest

LAND in Davidson County Tennessee, being Unit No. 99R, as shown on the Condominium Site Plan for The Cloister at St. Henry. Phase 1D, filed as Exhibit A to and established by the Master Deed of record in

Book 6933, Page 927 and amended in Book 7404, Page 766, 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 Master Deed, reference is hereby made for a more complete and detailed description.

And being the same property conveyed to Julian P. Kanter, unmarried by deed from St. Henry's Property Development, Inc., dated March 15, 2011 of record in Instrument No. 20110318-0021431.

The said Julian P. Kanter, unmarried has since died testate on December 5, 2011 and by Last Will and Testament probated in the Seventh Circuit Court of Davidson County, Tennessee File No. 11P1867 said property was devised to Kenneth A. Kanter and Lynn Kanter, Co-Executors with full power to sell and dispose of said property.

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."

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Acts" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code annotated, and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, easements, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry Condominiums of record aforementioned; Ground Lease Agreement of record in Book 6922, Page 282, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is Unimproved ☐ Improved ☒ property known as:

283 Cana Circle, Nashville TN 37205

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 30th day of July, 2012.

Estate of Julian P. Kanter

Kenneth A. Kanter

Kenneth A. Kanter, Co-Executor

Lynn Kanter

Lynn Kanter Co-Executor

District of Columbia: SS

Subscribed and sworn to before me, in my presence,

this 26 day of July, 2012

Marcia Glasgow

Marcia Anne Glasgow, Notary Public, D.C.

STATE OF ~~My commission expires May 14, 2016.~~

COUNTY OF _____

Before me, the undersigned, of State and County aforesaid, personally appeared **Lynn Kanter, Co-Executor for the Estate of Julian P. Kanter**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Co-Executor for the Estate of Julian P. Kanter**, and to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Washington DC this 26th day of July, 2012.

Commission expires:

* SEE ABOVE

Notary Public

STATE OF OHIO

COUNTY OF HAMILTON

Before me, the undersigned, of State and County aforesaid, personally appeared **Kenneth A. Kanter, Co-Executor for the Estate of Julian P. Kanter**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Co- Executor for the Estate of Julian P. Kanter**, and to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Cincinnati, Ohio this 30th day of July, 2012.

Commission expires: lifetime

Christopher Kraus

Notary Public

NOTARIAL SEAL STATE OF OHIO

CHRISTOPHER ELI KRAUS
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.