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:T20120066621 DEEDWARR
Recvd: 09/05/12 15:13 3 pgs
Fees:18.00 Taxes:51.80
20120905-0080337

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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, **St. Henry's Property Development, Inc.**, hereinafter referred to as **"Grantor"**, has this day bargained and sold, and does hereby transfer and convey unto **David Nicholas Tenpenny and wife, Penny S. Tenpenny** 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. 108-L, 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 said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to St. Henry's Property Development Inc. by Deed from Most Reverend David R. Choby, Bishop of the Catholic Diocese of Nashville, as Trustee, dated 12/17/2010 and filed for record on 12/22/2010 in Instrument 201012220101678, Register's Office for Davidson County, Tennessee. (fee simple)

Being the same property conveyed to David Nicholas Tenpenny and wife, Penny S. Tenpenny by Deed from John M. Rothberg, unmarried, dated 12/15/2011 and filed for record on 12/27/2011 in Instrument 201112270100959, Register's Office for Davidson County, Tennessee. (leasehold)

Map & Parcel: 129110A80200CO

This property is known as: **802 Marquette 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 6922 page 282 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.

WITNESS Grantor's hand, this 31st day of August, 2012.

St. Henry's Property Development, Inc.

By: _____

David Glascoe, CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for Davidson County, Tennessee, **David Glascoe**, with whom I am personally acquainted (or is identified upon basis of satisfactory evidence presented to me), and who, upon oath, acknowledged himself to be the **CEO** of **St. Henry's Property Development, Inc.**, and that as such **CEO**, he executed the forgoing instrument for the purposes therein contained, having been fully authorized to do so, by signing his name as **CEO**.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 31st day of August, 2012.

NOTARY PUBLIC

My Commission Expires: My Commission Expires 11/03/2015

Davidson County Anastasia W. Keith State of Tennessee Notary Public

Grantee(s) Name, Address:	Send Tax Statements To:
David Nicholas Tenpenny and Penny S. Tenpenny	Owner
1033 Draughon Ave.	
Nashville, TN 37204	

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 **$14,000.00** 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 31st day of August, 2012.

Affiant

(Seal)

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

Notary Public

My commission expires: