WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120073154 DEEDWARR
Recvd: 09/27/12 14:46 2 pgs
Fees:13.00 Taxes:446.32
20120927-0088192

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,627.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/5/15

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maureen M. and Dennis H. Parish	Avenue Bank	Map 129-11-A
(NAME)	(NAME)	
442 Siena Drive	111 10th Ave. S. Ste 200	Parcel 442 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville TN 37203	
(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, **RONALD C. WEST AND WIFE, ANNA M. WEST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAUREEN M. PARISH AND DENNIS H. PARISH, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Unit No. 442 as shown on the Condominium Site Plan, Plat for Phase 1B of Lot 2, The Cloister at St. Henry, filed as Exhibit B to, and established by, the Master Deed of record in Book 6237, Page 665 and amended in Book 6834, Page 449, 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 leased to Ronald C. West and wife, Anna M. West, by Sublease and Conveyance of Condominium Apartment from Martha O. Morrison, unmarried, of record as Instrument No. 20011004-0108271, Register's Office for Davidson County, Tennessee and by Warranty Deed from St. Henry's Property Development, Inc., of record in Instrument No. 20110311-0019500, said Register's Office.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 5200, page 455, Book 5200, page 676 and Book 6250, page 585, said Register's Office; (c) Master Deed and Bylaws of record in Book 6237, page 665, Book 6042, page 602, Book 6834, page 449, Book 6519, page 187, Book 7590, page 273 and Instrument No. 20101228-0102374, said Register's Office; (d) sewers easement of record in Book 4191, page 157, said Register's Office; and (e) ground lease of record in Book 6208, page 137, Book 5961, page 657 and Instrument No. 20101228-0102374, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 442 Siena Drive, Nashville, Tennessee 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 our hands this 18th day of September, 2012.

Ronald C. West

Anna M. West

STATE OF ILLINOIS
COUNTY OF Champaign

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald C. West and Anna M. West, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Champaign (City), Illinois this 18th day of September, 2012.

Commission expires: 9/4/16

Notary Public

Official Seal
Kathy Bush
Notary Public, State of Illinois
My Commission Expires 09/04/2016