WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120082743 DEEDWARR
Recvd: 10/31/12 08:56 2 pgs
Fees:13.00 Taxes:592.00

20121031-0099801

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-29-2016

(AFFIX SEAL)

KATHLEEN BARKER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert L. Walter	"New Owners"	129110A21700CO
(NAME)	(NAME)	
217 Cana Circle	312 White Oak Ln	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37221	
(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, Charles S. Riddle III, Catherine Riddle Caffey, and Martha Schwartz, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Walter and wife, Judith B. Walter, 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. 217 as shown on the Plan of First Revision, Condominium Site Plan, Plat for Phase 1-A of Lot No. 2, The Cloister at Saint Henry, as of record in Plat Book 5200, Page 656, said Register's Office and being further established by the Master Deed, of record in Book 6042, Page 602 and as amended in Book 6071, Page 149, Book 6237, Page 660, 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 By-Laws of the Association of Owners.

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, of record in Instrument No. 201012220101678, Register's Office for Davidson County, Tennessee. (leasehold)

Being the same property conveyed to Martha Schwartz, married, by Deed from Carolyn S. Henderson and Joan S. Kerr and Hardy M. Selph, dated 08/22/2006 and filed for record on 8/25/2006, of record in Instrument No. 200608250104973, Register's Office for Davidson County, Tennessee. (leasehold) Being the same property conveyed to Charles S. Riddle, III and Catherine Riddle Caffey, by Quitclaim Deed from Martha Schwartz, dated November 27, 2007, reserving a life estate to Martha Schwartz, of record in Instrument No. 20071128-0137854, said Register's Office, as to a leasehold interest. Also being the same property conveyed to Charles S. Riddle, III and Catherine Riddle Caffey, reserving a life estate to Martha Schwartz, by deed from St. Henry's Property Development, Inc., conveying a fee simple interest, dated October 25, 2012, of record in Instrument No. 20121025-0098048, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any all all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been paid, prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Martha Schwartz pursuant to a Power of Attorney executed by same on the 3rd day of January, 1998, and being filed for record in Instrument No.: 20121030-0099304, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 217 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 our hands this 29th day of October, 2012.

Charles S. Riddle III

Catherine Riddle Caffey

Martha Schwartz

By: Martha Schwartz by Catherine Elizabeth Riddle Caffey, her attorney in fact.
Catherine Riddle Caffey, Her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Catherine Riddle Caffey, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Martha Schwartz, acting as that person's agent and attorney in fact, and the said Catherine Riddle Caffey acknowledged that she executed the foregoing instrument as agent and attorney in fact for Martha Schwartz for the purposes therein contained.

WITNESS my hand and seal, this 29th day of October, 2012.

My Commission Expires:

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of October, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charles S. Riddle, III and ~~Catherine~~ Catherine Riddle Caffey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

Notary Public

My Commission Expires:

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015