WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120094024 DEEDWARR
Recvd: 12/10/12 08:41 3 pgs
Fees:18.00 Taxes:662.30
20121210-0113208

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 $179,000.00

Cynthia D. Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 7/6/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia D. Moore	NEW OWNER	129-11-A-719
(NAME)	(NAME)	
719 Mount Carmel Place		
(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, **Mary C. Dickson, widowed**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cynthia D. Moore**, 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

LAND in Davidson County, Tennessee, being Unit No. 719 of The Cloister at St. Henry Condominiums, Phase IC, 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 IC, of record in Book 6675, Page 173, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for the Cloister at St. Henry, Phase 1C, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to William J. Dickson and wife, Mary C. Dickson by Assignment of Sublease and Conveyance of Condominium Apartment from Jeanne D. Waggoner, an unmarried woman, in Instrument No. 20060310-0027944 Register's Office for Davidson County, Tennessee dated March 8, 2006. The said William J. Dickson died on November 21, 2011 resulting in title being solely vested in his widow, Mary C. Dickson as the surviving tenant by the entirety.

Fee Simple Interest

LAND in Davidson County Tennessee, being Unit No. 719, 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 fort in 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.

And being the same property conveyed to Mary C. Dickson, widowed by Warranty Deed from St. Henry's Property Development, Inc., of record in Instrument No. 20121022-0096338 Register's Office for Davidson County, Tennessee dated October 17, 2012

The vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in 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 easement, 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 6933, Page 976, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This conveyance is also made 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 6208, Page 137, 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; and Provisions of the Tennessee Condominium Act of 2008, Tennessee Code Annotated, Sections 66-27-2-1 et seq., Register's Office for Davidson County, Tennessee.

This conveyance is also made 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 further subject to the following matters:

All matters shown on the Plan of First Revision, The Cloister at St. Henry or record in Plat Book 5200, page 676, said Register's Office.

The provisions of the Tennessee Horizontal Property Act as set our in Section 66-27-101, et seq., of the Tennessee Code Annotated; the 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 buildings thereon; and all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry, Phase 1C of record in Book 6675, page 173, said Register's Office.

By-Laws of record in Book 6042, page 650, as amended in Book 6519, page 187, Book 7590, page 273; Book 9269, page 285 and Instrument No. 200201090003376, said Register's Office.

Charter of the Cloister Owners' Association of record in Book 6076, page 203, said Register's Office

Terms and conditions of a Ground Lease by and between James D. Niedergreses, Bishop of the Diocese of Nashville, and St. Henry's Property Development, Inc., dated June 3, 1985, of record in Book 6596, page 608 said Register's Office

Storm Water Detention Agreement of record in Book 6824, page 870 and Book 6145, page 293, said Register's Office

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4191, page 157, said Register's Office.

Declaration of Restrictions, Covenants and easements for The Cloister at St. Henry, a Condominium of record in Instrument No. 20101228-0102374

unimproved ☐
This is improved ☒ property, known as **719 Mount Carmel Place, 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 6th day of December, 2012.

Mary C. Dickson
By: James S. Dickson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James S. Dickson with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Mary C. Dickson and being authorized to act on behalf of said person he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6TH DAY OF DECEMBER, 2012.

Commission expires: 7/6/2015

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

Notary Public