WARRANTY DEED

BOX 50-B RETURN TO:
PREPARED BY: FOUNDATION TITLE & ESCROW CORP.
[illegible] END AVE.
BILL GARRETT, Davidson County 7203
Trans:T20130009792 DEEDWARR
Recvd: 02/05/13 10:30 2 pgs
Fees:13.00 Taxes:592.00
20130205-0011817

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00
Anne Walker
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of January, 2013
Notary Public
MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd. Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sue H. Hegland	PRIMARY ~~Property Owner~~ Residential Mtg	129110A21100CO
(NAME)	(NAME)	
211 Cana Drive	4750 W. Wiley Post Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Marilyn Grace Adams**, an unmarried person hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sue H. Hegland, an unmarried person**, 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 211, 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, 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, as amended by Amendment to Master Deed of record in Book 6071, page 149, and corrected in Book 6237, page 660, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed.

Being the same property that a leasehold interest was conveyed to Marilyn Grace Adams by Warranty Deed from Marvin E. Himmelberg and wife, Grace H. Himmelberg dated January 8, 2007 of record in Instrument No. 20070110-0004186, Register's Office of Davidson County, Tennessee. Fee Simple interest in the subject property is being conveyed to the Grantor herein by deed from St. Henry's Property Development, Inc. and is recorded simultaneously herein and immediately preceding this document at Instrument # 20130201-0010671 said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 211 Cana Drive, Nashville, TN 37205

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, has 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 **31st** day of **January, 2013**

Marilyn Grace Adams

Marilyn Grace Adams

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Mary Adams**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **January, 2013**

Notary Public

My commission expires: _____

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016