BILL GARRETT, Davidson County
Trans:T20130020448 DEEDWARR
Recvd: 03/13/13 11:26 2 pgs
Fees:13.00 Taxes:547.23
20130313-0024968

246

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Harold E. Richardson and wife, Ann Nancy Richardson	New Owners	Map and Parcel 129-11-0-A 005.00 CO
108 Emma Neuhoff Court		
Nashville, TN 37205		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Terrance W. Evans, Executrix of the Estate of Thomas L. Evans** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Harold E. Richardson and wife, Ann Nancy Richardson** (The "Grantees"), their heirs and/or assigns a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 108 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 the said Master deed, reference to which is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to Warranty Deed from St. Henry's Property Development, Inc. to Thomas L. Evans, widower as recorded on the 18th day of March,2011 in Instrument No. 20110318-0021441 (as to fee) and sublease and conveyance of Condominium Apartment from Helen L. Peale, a widower to Thomas L. Evans and wife, Edna A. Evans as recorded on the 20thday of September 1991 in Book 8446, page 976 (as to leasehold), in the Register's Office of Davidson County, Tennessee.

Thomas L. Evans has since died on August 26, 2012 and The Estate of Thomas L. Evans is in Circuit Court for Davidson County, Tennessee, Probate Division, Probate Case No. 12P1385. Pursuant to the Last Will and Testament of Thomas L. Evans, Executor, has the power to convey title to said subject property.

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.

This is improved real property commonly known as 108 Emma Neuhoff Court, Nashville, TN 37205.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. Any and all matters appearing on the Plat of Phase 1-B, The Cloister at St. Henry, record in Plat Book 6250, page 585 and Plat Book 6250, page 924, said Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions contained in Instrument Number 20101228-0102374, said Register's Office for Davidson County, Tennessee.
4. Terms and provisions of By-Laws are recorded in Book 6042, page 650, Book 6519, page 187, Book 7590, page 273, Book 9269, page 285 and Instrument Number 20020109-0003376, said Register's Office for Davidson County, Tennessee.
5. Charter of Cloister Owners' Association of record in Book 6076, page 203, said Register's Office for Davidson County, Tennessee.
6. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the

Master Deed establishing The Cloister at St. Henry Condominium of record in Book 6237, page 665, as amended by instrument(s) of record inBbook 6834, page 449, said Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record in Book 6824, page 870, said Register's Office for Davidson County, Tennessee.

8. Terms and provisions of Ground Lease of record in Book 6208, page 137, said Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $147,900.00

Affiant

Subscribed and sworn to before me this 12 day of March, 2013.

Notary Public

My commission expires:

My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and/or assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above. And Grantor does further covenant and bind its successors and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of March, 2013.

THE ESTATE OF THOMAS L. EVANS

BY: Executor
TERRANCE W. EVANS, EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Terrance W. Evans with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor for the Estate of Terrance W. Evans and that he as Executor executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by himself as Executor.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of March, 2013.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires MAY 6, 2013