GENERAL WARRANTY DEED

This Instrument Was Prepared By and After Recording Return To: Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027		
Address New Owner:	**Send Tax Bills To:**	**Map/Parcel:**
John C. Cain, Trustee of the Cain Family Revocable Trust Agreement dated February 20, 2013 **439 Siena Drive** **Nashville, TN 37205**	**New Owner**	**129-11-0A-439**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$117,000.00**.

John C Cain /TRUSTEE
Affiant

Sworn to and subscribed before me this 15th day of April, 2013.

Hillary Torrence
Notary Public
My commission expires: 11-28-16

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Cheryl Sinclair Jenkins and husband, Walter R. Jenkins** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said **John C. Cain, Trustee of the Cain Family Revocable Trust Agreement dated February 20, 2013 with full power to sell, transfer, mortgage, and convey without the joinder of any beneficiary** (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein.

This is improved property known as **439 Siena Drive, Nashville, TN 37205**.

The undersigned, Walter R. Jenkins, spouse of Cheryl Sinclair Jenkins, joins in the execution of this instrument for the purpose of conveying to the Grantee all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

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.

BILL GARRETT, Davidson County
Trans:T20130031014 DEEDWARR
Recvd: 04/16/13 10:59 4 pgs
Fees:23.00 Taxes:432.90
20130416-0037698

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds herself, her successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 15th day of April, 2013.

Cheryl Sinclair Jenkins

Walter R. Jenkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Cheryl Sinclair Jenkins and Walter R. Jenkins**, the bargainor(s) 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, at office, this **15th** day of **April, 2013.**

Notary Public

My Commission Expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Unit No. 439 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 conveyed to ROBERT L. SINCLAIR and LOUISE H. SINCLAIR, by deed from ANNE C. CONNOR (ALSO KNOWN AS ANNE CATHERINE CONNOR), of record as Instrument No. 20030131-0013171, dated January 30, 2003, said Register's Office. Also being the same property conveyed to ROBERT L. SINCLAIR and LOUISE H. SINCLAIR by deed from ST. HENRY'S PROPERTY DEVELOPMENT, INC., of record as Instrument No. 20110225-0015565, said Register's Office. The said Louise H. Sinclair having since died on or about May 12, 2011, leaving the said Robert L. Sinclair as the surviving tenant by the entireties. The said Robert L. Sinclair having since died on or about November 13, 2011, leaving a Last Will and Testament and First Codicil, which have been filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 12P-68. The said Will and First Codicil having devised the subject property to CHERYL SINCLAIR JENKINS.

EXHIBIT B

[Permitted Exceptions]

1. General or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map-Par. 129-11-0A-439.

2. Subject to the following conditions contained in deed of record in Instrument No. 20110225-0015565, said Register's Office, to wit: 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.

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

4. Ground Lease of record as Book 6208, page 137, said Register's Office.

5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed for the Cloister at St. Henry, Phase 1B, (A Horizontal Property Regime) as Book 6237, page 665, as amended in Book 6519, page 187, Book 6834, page 449 and Book 7590, page 273, said Register's Office.