File Box 9-B

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***160,000.00.

Arthur A Schlott
Affiant

Subscribed and sworn to before me this 17th day of May, 2013.

Mitchell A Watts
Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20130042263 DEEDWARR
Recvd: 05/21/13 11:03 3 pgs
Fees:18.00 Taxes:592.00
20130521-0051110

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER
Aurelie V. Steve
William G. Steve
512 Loyola Drive
Nashville, Tennessee 37205

SEND TAX BILLS TO
Branch Banking and
Trust Company
223 West Nash Street
Wilson, North Carolina 27893

MAP & PARCEL NOS.
MAP 129-00-0 A
PARCEL 512.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Thousand and 00/100 Dollars ($***160,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Arthur A. Schlott, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto William G. Steve and Aurelie V. Steve, husband and wife, (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:

BEING Unit No. 512, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1-B, a horizontal property regime established by Master Deed of record in Book 6237, page 665, amended in Book 6834, page 449, and the Declaration of Restrictions, Covenants and Easements of record as Instrument No. 20101228-0102374 in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" the aforementioned Master Deed.

BEING the same property conveyed to Arthur A. Schlott, an unmarried man, by Sublease and Conveyance of Condominium Apartment dated September 14, 2007, from Joan Jacobs and husband, John Jacobs, of record as Instrument No. 20070918-0111721 in the Register's Office for Davidson County, Tennessee, and being the same property conveyed to Arthur A. Schlott, an unmarried man, by Warranty Deed dated February 15, 2011, from St. Henry's Property Development, Inc., of record as Instrument No. 20110218-0013886 in the Register's Office for Davidson County, Tennessee.

This is not now nor has it ever been the marital residence of the Grantor's spouse.

This is improved property known as 512 Loyola Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that he 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 follows:

All matters set forth on Exhibit "A' attached hereto and incorporated herein by reference.

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.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

Whenever 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 executed this instrument on this the 17th day of May, 2013.

Arthur A. Schlott

Arthur A. Schlott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur A. Schlott, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of May, 2013.

Notary Public

My Commission Expires: 8.20.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT "A"

1. Taxes for the year of 2013, a lien, but not yet due and payable.

2. All matters appearing on the Plans of record in Book 5200, page 676, Book 6250, page 585, and Book 6250, page 924, in the Register's Office for Davidson County, Tennessee.

3. Terms and Conditions of Ground Lease of record in Book 6208, page 137, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions, Restrictions and Easements for The Cloister at St. Henry, a condominium, of record as Instrument No. 20101228-0102374, in the Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that the covenants, conditions, or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).

5. By-Laws of The Cloister at St. Henry, of record in Book 6042, page 650, amended in Book 6519, page 187, page 7590, page 273, Book 9269, page 285, and Instrument No. 20020109-0003376 in the Register's Office for Davidson County, Tennessee.

6. Charter of Incorporation of The Cloisters Owners Association of record in Book 6076, page 203, in the Register's Office for Davidson County, Tennessee.

7. Charter of Incorporation of The 2010 Cloisters Owners Association, Inc., of record as Instrument No. 20101214-0099488 in the Register's Office for Davidson County, Tennessee.

8. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Cloister at St. Henry, Phase 1-B, of record in Book 6237, page 665, amended in Book 6834, page 449, in the Register's Office for Davidson County, Tennessee.

9. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. §66-27-101, et seq.

10. Terms and limitations imposed by Tennessee Condominium Act of 2008, T.C.A. §66-27-201, et seq.

11. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 4191, page 157, and Book 4606, page 283, in the Register's Office for Davidson County, Tennessee.

12. Storm water detention agreement of record in Book 6145, page 293, and Book 6824, page 870, in the Register's Office for Davidson County, Tennessee.