BILL GARRETT, Davidson County
Trans:T20130068329 DEEDWARR
Recvd: 08/08/13 14:57 3 pgs
Fees:18.00 Taxes:569.80
20130808-0083468

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Linda Crain
207 Marquette Dr
Nashville, Tennessee 37205

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP	**129-110**
GROUP	**A**
PARCEL	**807.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mabel F. Caldwell, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Linda Crane, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1110-R created under Title 66, Chapter 27, Section 101, et seq, as amended, TCA, and as established by the Master Deed for The Cloister at St. Henry, Phase 1D, of record in Book 6933, page 927, as amended in Book 7404, page 766, Register's Office, 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 1D, attached as Exhibit B to said Master Deed for proper identification.

Being the property conveyed to Mabel F. Caldwell, unmarried, by deed dated July 25, 2013 from St. Henry's Property Development, Inc., of record in Instr. 20130730-0079014, Register's Office for Davidson County, Tennessee. (Fee simple)

Being the property conveyed to Mabel F. Caldwell, unmarried, by deed dated July 16, 2010, by deed from Abe's Garden, a Tennessee Not-For-Profit Corporation of record in Instr. 20100719-0056172, said Register's Office. (leasehold)

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **807 Marquette Drive, Nashville, Tennessee 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 GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE 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, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the 30th day of **July, 2013.**

Mabel F. Caldwell by Elizabeth F. Caldwell as Attorney in Fact

Mabel F. Caldwell by Elizabeth F. Caldwell, as Attrorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Elizabeth F. Caldwell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Attorney in Fact for **Mabel F. Caldwell, the bargainor**, and as said Attorney in Face, she executed the within Warranty Deed for the purposes therein contained by signing the name of **Mabel F. Caldwell** as her free act and deed.

WITNESS my hand and official seal this 12th day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 5-3-16

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $154,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 5-3-16

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY