WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130087854 DEEDWARR
Recvd: 10/10/13 13:42 3 pgs
Fees:18.00 Taxes:578.68
20131010-0106547

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances Angela Ellis	Quicken Loans, Inc.	129-11-A-427CO
(NAME)	(NAME)	
427 Siena Drive	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Patricia A. Kurtz, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frances Angela Ellis, a single woman**, 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:

Leasehold Interest

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 427, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for the Cloister at St. Henry, Phase IB, of record in Book 6237, Page 665 Register's Office for 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 plan of the Cloister at St. Henry, Phase 1B, attached as Exhibit "B" to said Deed for proper identification.

Being the same property conveyed to Patricia A. Kurtz, unmarried by deed dated July 30, 2012, from George Deroche a/k/a George mark Deroche and Kathleen Manning of record in Instrument No. 20120821-0074786, Register's Office for Davidson County, Tennessee.

Fee Simple Interest

Land in Davidson County Tennessee, being Unit No. 427, as shown on the Condominium Site Plan Plat for Phase 1B of Lot 2, The Cloister at St. Henry, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 6237, page 665 as 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 Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Delcarant and the Unit Owners, and the Bylaws of the Association of Owners. .

And being the same property conveyed to Patricia A. Kurtz, unmarried by Warranty Deed from St. Henry's Property Development, Inc. dated October 2, 2013, recorded October 4, 2013 of record in Instrument No. ~~20130114-0104295~~ *20131004-0104295*, Register's Office for Davidson County, Tennessee.

The vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in 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 conveyance is subject to the following:

Payment of 2013 Davidson County Taxes

Subject to all easements, restrictive covenants and conditions and other matters or record, including all items shown on the plat of Phase 1B, the Cloister at St. Henry, as recorded in Plat Book 5200, page 676, revised in Book 6250, page 585 and book 6250, page 924, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et. Seq., Register's Office for Davidson County, Tennessee.

Terms and provisions of Amended By-Laws of The Cloister at St. Henry recorded in Book 6519, page 187, Book 7590, page 273, Book 9269, page 285 and Instrument No. 20020109-0003378.

Subject to all easements, restrictive covenants and conditions and other matters or record, including all items set out on any applicable plat of record, and including, but not limited to the St. Henry's Property Development, Inc.

Charter of The Cloister Owners' Association recorded in Book 6076, page 203, said Register's Office.

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 6042, page 602 and Book 6237, page 665, as amended by instrument of record in Book 6834, page 449, also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Declaration of Restrictions, Covenants and easements recorded in Instrument No. 20101228-0102374, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Ground Lease Agreements of record in Book 6208, Page 137, said Register's Office

Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4191, page 157, said Register's Office.
Storm Water Detention Agreement of record in Book 6824, page 870, said Register's Office

Resolution clarifying interpretation of Master Deeds, attached as an Exhibit to the deed of record in Book 527, page 696 and shown on page 700 of said deed.

unimproved ☐

This is improved ☒ property, known as **427 Siena Drive, Nashville, TN 37205**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my hand this 9th day of October, 2013.

Patricia A. Kurtz

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 Patricia A. Kurtz, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that tshe executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9TH DAY OF OCTOBER, 2013.

Commission expires: 7/6/2015

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015