WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130100215 DEEDWARR
Recvd: 11/26/13 14:44 2 pgs
Fees:13.00 Taxes:471.75

20131126-0121501

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Rose Gibson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(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
Rose Gibson	Poli Mortgage Group, Inc.	129-11-0-A-800.00CO
(NAME)	(NAME)	
800 Marquette Drive	685 Canton St. Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Norwood, MA 02062	
(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, **Yolanda L. Donnelly**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rose Gibson**, 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:

Land in Davidson County, Tennessee, being Unit No. 108-R, as shown on the Condominium Site Plan for The Cloister at St Henry, Phase 1D, filed as Exhibit A to and established by the Master Deed of record in Book 6933, Page 927 and amended in Book 7404, Page 766, 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 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 Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Frank A. Donnelly and wife, Yolanda L. Donnelly by Sublease and Conveyance of Condominium Apartment from St. Henry's Property Development Inc., dated 02/29/1988 and filed for record on 03/04/1988 in Book 7484, Page 257, Register's Office for Davidson County, Tennessee. The said Frank A. Donnelly having since died leaving his wife Yolanda L. Donnelly as the surviving tenant by the entirety. **(Leasehold)**

Being part of the same property conveyed to St. Henry's Property Development Inc. by Quitclaim Deed from Most Reverend David R. Choby, Bishop of the Catholic Diocese of Nashville as Trustee, dated 12/17/2010 and filed for record on 12/22/2010 in Instrument 201012220101678, Register's Office for Davidson County, Tennessee. **(Fee Simple)**

Being the same property conveyed to Yolanda L. Donnelly by Warranty Deed from St. Henry's Property Development Inc., dated 10/24/2013 and filed for record on 11/05/2013 in Instrument 201311050114682, Register's Office for Davidson County, Tennessee. **(Fee Simple)**

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☒

This is improved ☐ property, known as **800 Marquette, 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 20th day of November, 2013.

Yolonda L. Donnelly
By: Patricia D. Mix, attorney in fact

Yolanda L. Donnelly
By: Patricia D. Mix, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Patricia D. Mix with whom I am personally acquainted, and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Yolanda L. Donnelly and being authorized to act on behalf of said persons he/she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th DAY OF NOVEMBER, 2013.

Commission expires:

7-6-15

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

Notary Public