BILL GARRETT, Davidson County
Trans:T20140001716 DEEDWARR
Recvd: 01/08/14 15:57 3 pgs
Fees:18.00 Taxes:573.50
20140108-0002198

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $155,000.00. Brigitta Zimmermann Affiant Subscribed and sworn to before me this 8th day of January, 2014. Notary Public My Commission Expires: NOV. 3, 2015

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Brigitta Zimmermann 430 Siena Drive Nashville, TN 37205	SAME	129 11 0A 430.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTHER STEWART, EDITH DORA WENCZL AND EVA LEWIS, HEIRS-AT-LAW OF EVA DORA MESZAROS WENCZL** , hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **BRIGITTA ZIMMERMANN, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 430, 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 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 by St. Henry's Property Development, Inc. to Ernest Wenczl and wife, Eva Wenczl as to a leasehold interest by Sublease and Conveyance of Condominium Apartment of record in Book 6409, page 62, Register's Office for Davidson County, Tennessee, said leasehold interest being further conveyed to Eva Dora Meszaros Wenczl by Quitclaim Deed from Ernest Wenczl of record in Book 8137, page 54, Register's Office for Davidson County, Tennessee. Fee simple interest in the subject property was conveyed by Warranty Deed from St. Henry's Property Development, Inc. of record in Instrument No. 20130814-0085240, Register's Office for Davidson County, Tennessee. The said Eva Dora Meszaros Wenczl having died intestate on October 4, 2013. By Small Estate Affidavit entered in Case # 13P-1994 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the Estate of Eva Dora Meszaros Wenczl was deemed to be Intestate and Esther Sewart, Eva Lewis and Edith Dora Wenczl were found to be the only heirs at law of Eva Dora Meszaros Wenczl, as set forth in Affidavit of Heirship recorded as Instrument No 20140108-0002197 **, Register's Office for Davidson County, Tennessee.**

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the plat for The Cloister at St. Henry, Phase 1B shown as Exhibit "B" to the Master Deed for Phase 1B of record in Book 6237, page 665 and amended by Amendment to Correct Master Deed Plat, The Cloister at St. Henry, Phase 1B of record in Book 6834, page 449, in the Register's Office for County, Tennessee.

3. Terms and conditions of the Master Deed for The Cloister at St. Henry Phase 1B of record in Book 6237, page 665, in the Register's Office for Davidson County, Tennessee.

4. Terms and conditions of the By-Laws for The Cloister at St. Henry being Exhibit "B" to the Master Deed of record in Book 6042, page 650; as amended by Amendment to By-Laws of record in Book 6519, page 187 and as amended by Certificate of Amendment to the By-Laws of record in Book 7590, page 273, in the Register's Office for Davidson County, Tennessee.

5. Terms and conditions of the Declaration of Restrictions, Covenants and Easement for The Cloister at St. Henry, a Condominium of record in Instrument No. 20101228-0102374, in the Register's Office for Davidson County, Tennessee.

6. Terms and conditions of the Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as conveyed to the Metropolitan Government of Nashville and Davidson County of record in Book 4191, page 157, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **430 Siena Drive, Nashville, TN 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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever

defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 8th day of January, 2014.

Esther Stewart

Edith Dora Wenczl

Eva Lewis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ESTHER STEWART**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of January, 2014

Notary Public

My Commission Expires: Nov. 6, 2017

WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDITH DORA WENCZL,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of January, 2014

Notary Public

My Commission Expires: Nov. 6, 2017

WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EVA LEWIS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of January, 2014

Notary Public

My Commission Expires: Nov. 6, 2017

WILLIAM T. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires