WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/14 09:23 2 pgs
Fees:13.00 Taxes:777.00
20140303-0017617

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $210,000.00.

Affiant

Subscribed and sworn to before me this 28th day of February, 2014

Notary Public
My Commission expires: 8/29/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mark G. G. Barry	SAME	129110A26700CO
267 Cana Circle		
Nashville, TN 37205		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Susan Lyell Young, Executrix for the Estate of Fred L. Lyell, Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mark G. G. Barry and Kathleen S. Barry, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, being Unit No. 267, on the Condominium Site Plan, Plat for Phase 1C of Lot 2, The Cloister at St. Henry, filed as Exhibit B to and established by the Master Deed of record in Book 6675, Page 173, 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 to which is hereby made for a more complete and detailed description.

Being the same property conveyed to The Estate of Fred Lyell from Cassandra Estes, Executrix for The Estate of Joy Lyell Hunter, Davidson County Probate Docket Number 13P706, by Executrix's Deed on November 27, 2013, of record in Instrument Number 20131204-0123416, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown in the Master Deed of record in Book 6675, Page 173, and in Book 6402, Page 602; Book 6042, Page 650; Book 6317, Page 688; Book 6519, Page 187; Book 6533, Page 580; Book 7590, Page 723; Book 9269, Page 285 and Instrument Number 20020109-0003376, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5961, Page 657 and Instrument Number 20101228-0102374, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20140219-0014189, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5961, Page 652; Book 4191, Page 157, Register's Office for Davidson County, Tennessee.
- Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Section 66-27-101 et seq., Register's Office for Davidson County, Tennessee.
- Grantor and Grantee intend that 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 the Unit.

This is improved property known as: **267 Cana Circle, Nashville, TN 37205**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in leasehold interest forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in leasehold interest of the aforedescribed real estate; that he has a good right to sell and convey the same; that the

same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 28, 2014.

The Estate of Fred L. Lyell, Jr.

BY: Susan Lyell Young, executrix
Susan Lyell Young, Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Susan Lyell Young** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 28, 2014

My commission expires 8/16/14

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE