THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14030312

BILL GARRETT, Davidson County
Trans:T20140024370 DEEDWARR
Recvd: 04/10/14 13:57 2 pgs
Fees:13.00 Taxes:418.12
20140410-0030143

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $113,005.00.

Affiant

Subscribed and sworn to before me, this 9th day of April, 2014.

Notary Public
My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-15-2

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Clay Properties 141 Alton Road Nashville, TN 37205	New Owner	Tax Parcel ID No. 104110F10100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kelly M. Minter, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clay Properties, a Tennessee general partnership** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 101, THE CLOISTERS CONDOMINIUMS, as established under Master Deed of record in Book 6317, Page 688, amended in Book 6533, Page 580, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kelly M. Minter, unmarried by Warranty Deed from Tanya Lynne Varney Boyd and husband, John Boyd, III, recorded on the 16th day of July, 2004 in Instrument No. 20040716-0085020, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF HAMILTON PARKS 10 28/60 ACRE TRACT, as recorded in Plat Book 161, Page(s) 160, and MAP OF THE CLOISTER CONDOMINIUMS recorded as Exhibit "C" of the Master Deed recorded in Book 6317, Page 688 (at Page 735).

Terms and provisions of by-Laws recorded as Exhibit "B" of the Master Deed in Book 6317, Page 688 (at Page 720).

Charter of the Cloister Owners' Association recorded in Book 6076, Page 203.
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 CLOISTERS

Condominium of record in Book 6317, Page 688, as amended by instrument(s) of record in Book 6533, Page 580.

This is improved property located at 2124 Fairfax Avenue Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of April, 2014.

Kelly M. Minter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly M. Minter, 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 9th day of April, 2014.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015