THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20140030648 DEEDWARR
Recvd: 05/05/14 10:30 2 pgs
Fees:13.00 Taxes:813.63
20140505-0037869

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jyoti Pandit	New Owner	
267 Cana Circle		129110A26700CO
Nashville, TN 37205		
(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, **Mark G. G. Barry and wife, Kathleen S. Barry,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jyoti Pandit,**

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 267 of The Cloister at St. Henry, Phase 1C, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Cloister at St. Henry, Phase 1C of record in Book 6675, Page 173, and in the Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, a Condominium, of record in Instrument No. 20101228-0102374, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed and Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed and Declaration.

Being the same property conveyed to Mark G. G. Barry and Kathleen S. Barry, husband and wife, by deed from Susan Lyell Young, Executrix for the Estate of Fred L. Lyell, Jr., of record in Instrument No. 20140303-0017617, Register's Office for Davidson County, Tennessee, dated February 28, 2014, and recorded on March 3, 2014; and further being the same property conveyed to Mark G. G. Barry and Kathleen S. Barry, husband and wife, by deed from Susan Lyell Young, Executrix for the Estate of Fred L. Lyell, Jr., of record in Instrument No. 20140303-0017618, Register's Office for Davidson County, Tennessee, dated February 28, 2014, and recorded on March 3, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Right of First Refusal
Grantors shall have a first right of refusal in the future when Grantee sells this property. Grantee has the right to set asking price and Grantor will have 2 business days to respond in writing to Grantee's offer to sell. Should Grantor determine Grantor does not exercise their right of first refusal said right shall terminate and be of no further force and effect.

This is IMPROVED property known as **267 Cana Circle, 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 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 our hands this the 29th day of April, 2014.

Mark G. G. Barry

Kathleen S. Barry

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 **Mark G. G. Barry and Kathleen S. Barry,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of April, 2014.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE