THIS INSTRUMENT PREPARED BY:
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BILL GARRETT, Davidson County
Trans:T20140031325 DEEDWARR
Recvd: 05/06/14 16:08 3 pgs
Fees:18.00 Taxes:37.00
20140506-0038674

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#:
ELIZABETH B. ABRAMS, Trustee 180 Misty Vale Ln. Stewart, TN 37175-5044	CURRENT ADDRESSEE	129110A28000CO

STATE OF VIRGINIA)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Norma C. Johnson
NORMA C. JOHNSON

SUBSCRIBED AND SWORN to before me, Wendy S. Lorenz, by NORMA C. JOHNSON this 29 day of April, 2014.

Wendy S. Lorenz
Notary Public

Wendy S Lorenz
Commonwealth of Virginia
Notary Public
Commission No. 257660
My Commission Expires 7/31/2017

My Commission Expires: 7/31/2017

FOR AND IN CONSIDERATION of the sum of Ten Thousand Dollars ($10,000.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, NORMA C. JOHNSON, hereinafter "GRANTOR", have this day bargained and sold and do hereby transfer and convey unto ELIZABETH B. ABRAMS, TRUSTEE of the BANDY FAMILY TRUST U/W/O PRESTON H. BANDY, hereinafter "GRANTEE", her successors and assigns, all of my right, title and interest in certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said interest in said real estate, with the

appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, her successors and assigns forever. GRANTOR covenants that she is lawfully seized and possessed of her interest in said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown on Exhibit A.

GRANTOR further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to her interest in said real estate to the GRANTEE, her successors and assigns, against the lawful claims of all persons.

WITNESS my hand this 29 day of April, 2014.

Norma C Johnson
NORMA C. JOHNSON

STATE OF VIRGINIA)
COUNTY OF _____)

Personally appeared before me, Wendy S. Lorenz, of said county, NORMA C. JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, this 29 day of April, 2014.

Wendy Lorenz
NOTARY PUBLIC

My Commission Expires:
7/31/2017

Wendy S Lorenz
Commonwealth of Virginia
Notary Public
Commission No. 257880
My Commission Expires 7/31/2017

EXHIBIT A

Land lying in Davidson County, Tennessee, more particularly described as follows:

Unit No. 120R created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase ID, of record in Book 6933, Page 927, 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 is hereby made to the Plat for The Cloister at St. Henry, Phase ID, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property in which NORMA C. JOHNSON acquired a one-sixth (1/6) undivided remainder interest by Trustee's Quitclaim Deed of record in Instrument No. 20090706-0062946, R.O.D.C.

This is improved property known as 280 Cana Circle, Nashville, Tennessee 37205.

The conveyance and lease is subject to the following:

1. Provisions of Tennessee Code Annotated, Section 64-27-101, et seq.

2. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for The Cloister at St. Henry, Phase ID, recorded in Book 6933, Page 927, Register's Office for Davidson County, Tennessee, and the Bylaws for The Cloister at St. Henry, recorded in Book 6042, Page 650, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Easement of record in Book 4191, Page 157, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of Fifth Revision of The Cloister at St. Henry, Phase ID, of record in Book 6250, Page 979, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement by and between St. Henry's Property Development, Inc., and The Metropolitan Government of Nashville and Davidson County, of record in Book 6862, Page 384, Register's Office for Davidson County, Tennessee.

6. Real estate taxes for 2014 and beyond.