WARRANTY DEED

14-06-015

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of June, 2014

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JOAN McCOY SMITH	" NEW OWNER "	129-11-A
(NAME) 451 Siena Drive	(NAME)	451.00CO
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **THE JANET C. SUMMERS LIVING TRUST, DATED DECEMBER 20, 2011 AND JANET C. SUMMERS AND STEVEN B. SUMMERS, CO-TRUSTEES OF THE JANET C. SUMMERS LIVING TRUST u/a/d December 20, 2011**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOAN McCOY SMITH, UNMARRIED**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I - LEASHOLD INTEREST:
LAND in Davidson County, Tennessee being Unit No. 451 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 IB, of record in Book 6237, page 665, 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 IB, attached as Exhibit "B" to said Master Deed for proper identification.

SUB-LEASHOLD INTEREST and interest to the condominium unit is hereinafter described, is vested in Janet C. Summers, Trustee, for The Janet C. Summers Living Trust dated December 20, 2011. The trust was amended December 27, 2011, which appointed Steven B Summers, Co-Trustee, by Certificate of Trust of record in Instrument No. 20140701-0057460 recorded simultaneously herewith. Being all the same leasehold interest conveyed to Janet C. Summers, Trustee, for The Janet C. Summers Living Trust by deed from Janet Summers, unmarried of record in Instrument No. 20120203-0009872, said Register's office.

Tract 2- FEE SIMPLE INTEREST
LAND in Davidson County, Tennessee being Unit No. 451, on the plan of Condominium Site Plan, Plat for Phase 1B of Lot 2 the Cloister at St. Henry, filed as Exhibit B to and established by Master Deed in Book 6237, page 665, as amended in Book 6834, Page 449, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Areas/Elements appurtenant to said Unit, as set forth in said Master Deed, reference to which is hereby made for a more complete description.

THE FEE SIMPLE INTEREST Being all the same property that was conveyed to Janet C. Summers, Trustee for the Janet C. Summers Living Trust dated December 20, 2011 by deed from St. Henry's Property Development, Inc. of record in Inst. No. 20140626-0055898, said Register's Office.

The vesting of the Leasehold Interest in said Leasehold Unit and the fee simple interest in the corresponding Unit in the same person(s) shall not merge the Leasehold Interest and fee simple interest unless and until the Leasehold Termination Date has occurred with respect to this unit. Until the Leasehold Termination Date has occurred with respect to this unit, this transfer of the fee simple interest in the Unit is subject to the terms of Ground Lease of record in Book 6208, Page 137, said Register's Office and fee simple interest and the leasehold interest are not merged by the vesting of both interest in the same person(s).

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **451 Siena Drive, Nashville, TN, 37205.**
(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 07/01/14 09:01 2 pgs
Fees:13.00 Taxes:869.50
20140701-0057461

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 27th day of June, 2014.

THE JANET C. SUMMERS LIVING TRUST,
DATED DECEMBER 20, 2011

By: Janet C. Summers
JANET C. SUMMERS

Janet C. Summers
JANET C. SUMMERS, CO-TRUSTEE

Steven B. Summers, co-Trustee
STEVEN B. SUMMERS, CO-TRUSTEE

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 **THE JANET C. SUMMERS LIVING TRUST, dated December 20, 2011** the bargainor(s), 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 and official seal at Nashville, Tennessee, this 27th day of June, 2014.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 **JANET C. SUMMERS AND STEVEN B. SUMMERS, CO-TRUSTEES**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 2014.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON