ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Mary B. Goggins and	New Owners	129110A27700CO
Darla B. Brock		129110A27700
277 Cana Circle		
Nashville, TN 37205		

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans:T20140049179 DEEDWARR
Recvd: 07/10/14 10:01 3 pgs
Fees:18.00 Taxes:673.40

20140710-0060709

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Albert E. Gregory, a married person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Mary B. Goggins, a single person and Darla B. Brock, a single person (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> Land in Davidson County, Tennessee being Unit No. 98L as shown on the Condominium Site Plan for The Cloister at St. Henry Phase 1-D, filed as Exhibit A to established by the Master Deed for the Cloister at St. Henry, Phase 1D, of record in Book 6933, page 927, and amended in Book 7404, page 766, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, Reference is hereby made for a more complete and detailed description.
>
> Being the same property conveyed to Albert E. Gregory by Quitclaim Deed from Patricia Ann Gregory, of record in Instrument Number 20080903-0090084, and Warranty Deed from St. Henry's Property Development Inc. to Albert E. Gregory of record in Instrument Number 20110311-0019493 in the Register's Office of Davidson County, Tennessee

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Provisions of Tennessee Code Annotated, Section 64-27-101, et seq.
3. Conditions, restrictions, options, encumbrances, liens, assessments, easements and undertaking contained in the Master Deed for The Cloister at St. Henry, Phase 1D, recorded in Book 6933, page 927, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed for The Cloister at St. Henry, Phase 1D of record in Book 7404, page 766, Register's Office for Davidson County, Tennessee, and the By-laws for the Cloisters at St. Henry's of record in Book 6041, Page 650, Register's Office for Davidson County, Tennessee.
4. Sanitary Sewer and/or Storm Easement of record in Book 1191, page 157, Register's Office for Davidson County, Tennessee.
5. Matters shown on the Plan of fifth Revision of The Cloister at St. Henry, Phase 1D, of record in Book 6250, page 979, said Register's Office for Davidson County, Tennessee.
6. Storm Water Detention Agreement recorded in Book 6862, Page 979, Register's Office for Davidson County, Tennessee.
7. Terms and conditions of Ground Lease of record in Book 6922, page 282, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 277 Cana Circle, Nashville, Tennessee 37205.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $182,000.00
(
(
(Subscribed and sworn to before me
(this 9th day of July, 2014.
(
(
(
(
(My Commission Expires: _____

Mark B. Brack
Affiant

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Notary Public

Grantor and Grantees 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 that Unit.

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 9th day of July, 2014.

Albert E. Gregory
Albert E. Gregory

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Albert E. Gregory whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 9th day of July, 2014.

Notary Public

My Commission Expires:

