BILL GARRETT, Davidson County
Trans:T20140051015 DEEDWARR
Recvd: 07/16/14 12:08 2 pgs
Fees:13.00 Taxes:530.95
20140716-0062855

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Brenda Joyce Butler Revocable
Living Trust dated June 19, 2014
107 Cloister Drive
Nashville, TN 37205

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 129-11-0-A
PARCEL 107.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Paulette Hale, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brenda Joyce Butler Revocable Trust Dated June 19, 2014,** 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. 107 of the Cloister at St. Henry, Phase IA, 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 IA of record in Book 6042, Page 602, amended in Book 6071, Page 149 and further amended by Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, a Condominium, of record as Instrument No. 20101228-0102374, all of record in The Register's Office for Davidson County, Tennessee, Reference is hereby made to Plats of record in Book 5200, Page 455, Book 5200, Page 529, Book 5200, Page 656, Book 5200, Page 676 and Book 6250, Page 914, all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paulette Hale, by Warranty Deed from Audra M. Prince and Leesa M. Williams, Co-Trustees of The Appling Trust and Patricia Barksdale, unmarried, dated July 16, 2013 and filed of record in Instrument No. 20130723-0076020, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Master Deed and By-Laws of record in Book 6042, Page 602, and amended in Book 6071, Page 149, correction of amendment of record in Book 6237, Page 660, and Amendment to By-Laws in Book 6519, Page 187; Certificate of Amendment to the By-Laws of record in Book 7590, Page 273, and amended in Book 9269, Page 285; Amended By-Laws of record in Instrument No. 20020109-0003376; Declaration of Restrictions, Covenants and Easements of record in Instrument No. 20101228-0102374; Charter for The Cloister Owners' Association of record in Book 6076, Page 203; Agreement for Dedication of Easement of record in Book 4191, Page 157; Ground Lease of record in Book 5961, Page 657; Deed of Conveyance to Metropolitan Government of record in Book 6065, Page 127, and in Book 6065, Page 137; Storm Water Detention Agreement of record in Book 6145, Page 293 and in Book 6824, Page 870; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 5200, Page 455, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **107 Cloister Drive 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 23rd day of June, 2014.

Paulette Hale

Paulette Hale

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Paulette Hale, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of June, 2014.

Janel L. Johnson

NOTARY PUBLIC

My Commission Expires: 3/2/15

JANELL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $143,500.00.

Brenda J. Butler

AFFIANT

Subscribed and sworn to before me this 23rd day of June, 2014.

Janel L. Johnson

NOTARY PUBLIC

My Commission Expires: 3/2/15

JANELL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY