File Box 8

BILL GARRETT, Davidson County
Trans:T20140056595 DEEDWARR
Recvd: 08/04/14 13:50 3 pgs
Fees:18.00 Taxes:588.30
20140804-0069702

PREPARED BY: DONOHO, TAYLOR & TAYLOR, ATTORNEYS
204 Court Street
Hartsville, Tennessee 37074

District ____ Map _____ Group _____ Control Map _____ Parcel _____
Map + Parcel 129 110 A 28900

JASON MAHAN and LARRY MAHAN, EXECUTOR OF THE WILL OF
MILDRED LOUISE FINNEY
to
LINDA PARRISH

Address of New Owner
And Mail Tax Notices to:
Linda Parrish
289 Cana Circle
Nashville, TN 37205

WARRANTY DEED

For and in consideration of the sum of One Hundred Fifty Nine Thousand ($159,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, JASON MAHAN, individually, and LARRY MAHAN, EXECUTOR OF THE WILL OF MILDRED LOUISE FINNEY, have bargained and sold, and by these presents do transfer and convey unto the said LINDA PARRISH, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Being Unit No. 101L, as shown on the Condominium Site Plan for The Cloister at St. Henry, Phase 1-D, filed as Exhibit B to and established by the Master Deed of record in Book 6933, page 927, and as amended to Exhibit A 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 to which is hereby made for a more complete and detailed description.

This property is known as 289 Cana Circle, Nashville, TN 37205.

This is the same property which was conveyed to Don Finney and spouse, Mildred Finney, by Mary Ellen Evans, by deed dated May 17, 1994, of record in Book 9356, page 145, Register's Office of Davidson County, Tennessee, as to a leasehold interest. The said Don Finney died April 2, 2005. This is also the same property which was conveyed to Mildred Finney by St. Henry's Property Development, Inc. by deed dated February 1, 2011, of record in Instrument 20110209-0011391, Register's Office of Davidson County, Tennessee.

The said Mildred Finney aka Mildred Louise Finney died testate November 2, 2013, and by her will which is of record in File 14P-

609, Probate Clerk's Office of Davidson County, Tennessee, she devised this property to Jason Mahan.

This conveyance is made subject to the following:

1. Subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, and including, but not limited to the St. Henry's Property Development, Inc. Ground Lease(s) of record, beginning in Book 5961, page 657, Register's Office for Davidson County, Tennessee, including any amendments or extensions thereof, the Declaration of Restrictions, Covenants and Easements for the Cloister at St. Henry of record in instrument #201012280102374.

2. Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201, et seq.

2014 taxes will be prorated. 2015 and subsequent taxes will be the responsibility of the purchaser.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said LINDA PARRISH, her heirs and assigns, forever.

And we do covenant with the said conveyee 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, EXCEPT for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said conveyee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands, this 31 day of July, 2014.

JASON MAHAN

LARRY MAHAN
EXECUTOR OF THE WILL OF
MILDRED LOUISE FINNEY

STATE OF Tennessee

COUNTY OF Trousdale

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

Witness my hand and official seal, at Hartsville, Tennessee, this 31 day of July, 2014.

NOTARY PUBLIC

ANNE KEMP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF TROUSDALE

My Commission Expires: 7-27-16

STATE OF Tennessee

COUNTY OF Trousdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY MAHAN, EXECUTOR OF THE WILL OF MILDRED LOUISE FINNEY, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Hartsville, Tennessee, this 31 day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 7-27-16

ANNE KEMP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF TROUSDALE

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $159,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me, this the 31 day of July, 2014.

REGISTER OR NOTARY PUBLIC

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017