(2) (2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 12-21-2016

(AFFI

BILL GARRETT, Davidson County
Trans:T20140062965 DEEDWARR
Recvd: 08/25/14 15:19 2 pgs
Fees:13.00 Taxes:832.50
20140825-0077478

R-WP-14-274

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dorothy R. Ross	**New Owner**	
(NAME)	(NAME)	
274 Cana Circle		**129-11-0A-274.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **REBECCA L. CRAWFORD, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DOROTHY R. ROSS, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 122L, as shown on the Condominium Site Plan for The Cloister at St. Henry, filed as Exhibit A to and established by the Master Deed of record in Book 6933, Page 927, and amended in Book 7404, page 766, in the 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 description.

Being the same property conveyed to Rebecca L. Crawford by quitclaim deed from John G. Crawford, Trustee of The Trust Agreement between Johnnie C. Crawford and John G. Crawford dated 9/4/1986, of record in Instrument Number 20140825-0077477, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John G. Crawford, Trustee by deed from St. Henry's Property Development, Inc. of record in Book 7302, page 505, Register's Office for Davidson County, Tennessee, dated July 21, 1987 and recorded on July 21, 1987. Being also known as 274 Cana Circle Nashville, TN 37205. (LEASEHOLD)

Being the same property conveyed to John G. Crawford, Trustee of The Trust Agreement Between Johnnie C. Crawford and John G. Crawford dated 9/4/1986 by deed from St. Henry's Property Development, Inc. of record in Instrument No. 20110203-0009759 Register's Office for Davidson County, Tennessee, dated February 1, 2011 and recorded on February 3, 2011. (Value of consideration shown in aforementioned deed $12,000.00.) Being also known as 274 Cana Circle Nashville, TN 37205. (FEE)

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable, prorated and assumed by Grantee herein.
- Subject to any and all matters as shown on plat of record in Plat Book 6250, Page 979, Registers Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the 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 the 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 buildings 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 record in Book 6933, page 927, as amended in Book 7404, page 766, Book 7590, page 273 and Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, a Condominium, recorded as Instrument No. 2010228-0102374, all in the

Register's Office for Davidson County, Tennessee.

- Subject to By-Laws filed of record in Book 6042, Page 650, Book 6519, page 187, Book 7590, Page 273, Book 9269, Page 285, and in Instrument No. 20020109-0003376, Registers Office for Davidson County, Tennessee.
- Subject to any and all matters shown on the Plan attached as Exhibit "B" to the Master Deed of record in Book 6933, Page 927, and Exhibit "A" to the Amendment to Master Deed of record in Book 7404, Page 766, Registers Office for Davidson County, Tennessee.
- Charter of the Home Owners Association filed of record in Book 6076, Page 203, Register' s Office for Davidson County, Tennessee.
- Easement to Metro Government of Nashville filed of record in Book 4191, Page 157, Book 6824, page 870 and in Book 6862, Page 384, Registers Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro - Department of Water and Sewerage Services of record in Book 7893, Page 394 and Book 7893, page 447, in the Register's Office for Davidson County, Tennessee.
- Subject to Ground Lease by and between James D. Niedergress, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc., of record in Book 5961, page 657, Book 6208, page 137, Book 6596, page 608 and Book 6922, Page 282, Book Registers Office for Davidson County, Tennessee.
- Subject to the terms and conditions of Nondisturbance Agreement by and between James D. Niedergese, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc. dated July 15, 1986, of record in Book 7306, page 289, Register's Office for Davidson County, Tennessee.
- Deed to St. Henry's Property Development Inc., by Deed from Most Reverend David R. Choby, Bishop of The Catholic Diocese of Nashville, as Trustee, dated 12/17/2010 of record in Instrument Number 20101222-0101678, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **274 Cana Circle , Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 22nd DAY OF AUGUST, 2014.

Rebecca L. Crawford

John G. Crawford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of August, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of August, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016