THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14091883**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $167,000.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2014. Notary Public My Commission Expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017

BILL GARRETT, Davidson County
Trans:T20140073481 DEEDWARR
Recvd: 09/30/14 14:25 2 pgs
Fees:13.00 Taxes:617.90
20140930-0090176

WARRANTY DEED

Address New Owner: Nancy T. Stracener 707 Mt. Carmel Place Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-11-0A-707.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sjoerdje Richardson, Widowed** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy T. Stracener, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 707, as shown on the Condominium Site Plan, Plat for Phase IC of Lot 2, The Cloister at St. Henry, filed as Exhibit B to and established by the Master Deed of record in Book 6675, Page 173, 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.

Being the same property conveyed by Warranty Deed from St. Henry's Property Development, Inc. to Sjoerdje Richardson, Widowed as recorded on the 25th day of February, 2011 in Instrument No. 20110225-0015570 and Sublease and Conveyance of Condominium Apartment from Thelma Chance Dukes, Anna Teresa Patton and Cecilia Claire Smith to Sjoerdje Richardson and William Richardson, wife and husband as recorded on the 1st day of March, 2004 in Instrument No. 20040301-0022664, in the Register's Office of Davidson County, Tennessee.

William Richardson having died April 11, 2010 in Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE CLOISTER AT ST. HENRY, as recorded in Plat Book 5200, Page(s) 455.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6893, Page 356 and Instrument No. 20101228-0102374.

Charter of Cloister Owners Association recorded in Book 6076, Page 203.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CLOISTER AT ST. HENRY Condominium of record in Book 6675, Page 173; also subject to easements, rights and interests 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.

Easement for Sanitary Sewer, recorded in Book 4191, Page 157.

Ground Lease recorded in Book 5961, Page 657 and Book 6596, Page 608.

Stipulations set out at Instrument No. 20110225-0015570.

This is improved property located at 707 Mt. Carmel Place Nashville, TN 37205.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2014.

Sjoerdje Richardson, by Nancy Richardson, as attorney-in-fact

Sjoerdje Richardson,
by Nancy Richardson, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nancy Richardson,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Sjoerdje Richardson,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of September, 2014.

Notary Public

My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017