Davidson County DEEDWARR
Recvd: 12/01/14 09:45 4 pgs
Fees:23.00 Taxes:669.70
20141201-0109697

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $181,000.00 Affiant Subscribed and sworn to before me, this 25th day of November, 2014. Notary Public My commission expires:_____
(Notary Stamp)	ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dorothy Mix	Pinnacle Bank	**Map\Parcel: 129-11-0-A-701.00CO**
701 Mount Carmel Place	150 - 3rd Avenue South Suite 900	
Nashville, TN 37205	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

Nina Gamble Kennedy, Successor Trustee of the Kennedy Trust

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dorothy Mix

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, GRANTOR'S LEASEHOLD INTEREST, AND GRANTOR'S FEE SIMPLE INTEREST WHICH IS CONDITIONED UPON LEASEHOLD TERMINATION, IN THAT TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 701, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1-C, a horizontal property regime established by Master Deed of record in Book 6675, page 173,and the Declaration of Restrictions, Covenants and Easements recorded as Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee, said Unit being depicted on the

Condominium Site Plan attached as Exhibit "B" to the aforementioned amendment to said Master Deed and on Exhibit "B" to the aforementioned Declaration.

Being the same Unit originally leased to The Kennedy Trust, dated February 5, 2002, Matthew W. Kennedy, Trustee, by Sublease and Conveyance of Condominium Apartment, or record as instrument 20020207-0016764, Register's Office for Davidson County, Tennessee; and the fee simple interest in the same property having been conveyed to The Kennedy Trust, dated February 5, 2002, Matthew W. Kennedy, Trustee, by Warranty Deed from St. Henry's Property Development, Inc., of record in Instrument No. 20110218-0013884, Register's Office for Davidson County, Tennessee, being a part of the property conveyed by Quitclaim of record as instrument 20101222-0101678, RODC. Matthew W. Kennedy having since died. *

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20101228-0102374, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 6076, Page 203, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 4191, Page 157 and Book 7306, Page 140, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 7306, Page 155, Register's Office for DAVIDSON County, Tennessee.
Ground Lease Agreement of record in Book 6596, Page 608, Register's Office for DAVIDSON County, Tennessee.
Sublease and Conveyance of record in Book 10949, Page 531 and Instrument No. 20020207-0016764, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 6237, Page 6565 and amended in Book 6675, Page 173 and Book 6834, Page 449, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 6042, Page 650 and amended in Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, Instrument No. 20020109-0003376 and Instrument No. 20140219-0014189, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 701 Mount Carmel Place, 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 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 as 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.

The vesting of the Leasehold Interest (as defined in the Declaration) in said Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same persons 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 this Unit. Until the Leasehold Termination Date has occurred with respect to this Unit, this transfer of the fee simple interest in the Unit is subject to the terms of the Ground Lease of record in Book 6596, page 608, said Register's Office, and the fee simple interest and the Leasehold Interest are not merged by the vesting of both interests in the same persons.

*By First Amendment to The Kennedy Trust, executed May 23, 2006, Matthew W. Kennedy appointed his daughter, Nina Gamble Kennedy, as Successor Trustee in the event of his death. Matthew W. Kennedy died on June 5, 2014.

Witness my/our hand(s) this 25th day of November, 2014.

The Kennedy Trust

X _____

By: Nina Gamble Kennedy, Successor Trustee

STATE OF New York
COUNTY OF N.Y.

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Nina Gamble Kennedy,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the Kennedy Trust,** and is authorized by the trust document to execute this instrument on its behalf. (successor

Witness my hand, at office, this 25th day of November, 2014.

_____
Notary Public

My Commission Expires: 02/27/2018

JENNY RODRIGUEZ
Notary Public, State of New York
Qualified in Bronx County
Reg. No. 01RO6140554
My Commission Expires 02-27-2018

File #: **140570JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017