WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140089736 DEEDWARR
Recvd: 12/01/14 11:50 3 pgs
Fees:18.00 Taxes:860.25
20141201-0109881

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00

Zelma Joyce Robertson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zelma Joyce Robertson	New Owner	
(NAME) 304 Cana Circle	(NAME)	129-11-A-306
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **KATHERINE H. LINEBAUGH, MARRIED, AS TO A LEASEHOLD INTEREST AND AS TO A FEE SIMPLE INTEREST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZELMA JOYCE ROBERTSON, UNMARRIED,** 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:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 6250, Page(s) 979, Plat Book 6250, Page 924, Plat Book 5200, Page 676 and Plat Book 5200, Page 455, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20101228-0102374, said Register's Office; (d) by-Laws of The Cloisters Owner's Association amended in Book 6519, Page 187, Book 6533, Page 580, Book 7590, Page 273, Book 9269, Page 285 and Book 6042, Page 602 (at Page 650) and Instrument No. 20020109-0003376, said Register's Office; (e) Charter of The Cloister Owner's Association recorded in Book 6076, Page 203, said Register's Office; (f) 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 of record in Book 6042, Page 602 , as amended by instrument(s) of record in Book 6071, Page 149, Book 6237, Page 660 (Phase 1A), Book 6237, Page 665, corrected in Book 6834, Page 449 (Phase 1B), amended in Book 6317, Page 688, Book 6533, Page 580, Book 6675, Page 173 (Phase 1C), as corrected at Instrument No. 20080402-0032958, Book 6933, Page 927, Book 7404, Page 766 (Phase 1D); (g) Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4191, Page 157; (h) Storm Water Detention Agreement as set forth in instrument recorded in Book 6862, Page 384, Book 6145, Page 293 and Book 6824, Page 870, said Register's Office (i) Ground Lease recorded in Book 5961, Page 657 and Book 6596, Page 608, said Register's Office; (j) Rights of parties/tenants in possession under unrecorded documents, said Register's Office; (k) Fee simple interest of The Most Reverend William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville as disclosed by Warranty Deed recorded in Book 3499, Page 292, said Register's Office; (l) Resolution as set forth in instrument recorded in Book 6527, Page 700, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 304 Cana Circle, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 24th day of November, 2014.

Katherine H. Linebaugh

Katherine H. Linebaugh

Mack S. Linebaugh

Mack S. Linebaugh

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine H. Linebaugh and Mack S. Linebaugh, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of November, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 304 as shown on the Condominium Site Plan, Plat for Phase 1C 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 and amended in Instrument 200804020032958, 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 Sublease and Conveyance of Condominium Apartment from Edith Cody Rounds, a widow to Katherine H. Linebaugh as recorded on the 19th day of October, 2000 in Instrument No. 20001019-0103604; Quitclaim Deed from William E. Solesby and wife, Doris C. Solesby to Katherine H. Linebuagh as recorded on the 8th day of May, 2008 in Instrument No. 20080508-0047728 and Warranty Deed from St. Henry's Property Development, Inc. to Katherine H. Linebaugh as recorded on the 18th day of March, 2011 in Instrument No. 20110318-0021423, in the Register's Office of Davidson County, Tennessee. Katherine H. Linebaugh was erroneously referred to as Katherine H. Linebuagh in Quitclaim Deed of record in Instrument No. 20080508-0047728.

Mack S. Linebaugh joins in signing this Warranty Deed to convey any and all marital rights he may have in subject property.