Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $178,000.00

Affiant

Subscribed and sworn to before me, this 31st day of December 2014.

Notary Public
My commission expires: 2/23/15

Davidson County DEEDWARR
Recvd: 12/31/14 13:41 3 pgs
Fees:18.00 Taxes:658.60
20141231-0119351

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Lisa H. Morrow P.O. Box 3474 Brentwood, TN 37024	Same	129110A424

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged David Lee Hiner Sr., Executor for the Estate of Joseph B. Evans hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Lisa H. Morrow hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No.nit 424 as shown on the Condominium Site Plan, Plat for Phase 1B of Lot 2, The Cloister at St Henry, a Horizontal Property Regime filed as Exhibit B to and established by the Master deed of record in Book 6237 Page 665 and amended in Book 6834 Page 449 Registers Office for Davidson County, Tennessee together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium the rights and obligations of the Declarant and the Unit Owners and the Bylaws of the Association of Owners.

Being a leasehold interest, the same property conveyed to Joseph B. Evans and wife Mildred Evans by deed from Catherine Broemel Executrix of the Estate of Mary D. Gray of record in Instrument No. 20080617-0062428 Register's Office for Davidson County, Tennessee. Mildred Evans having died on July 18, 2011 leaving Joseph B. Evans as surviving tenant by the entireties. St. Henry's Property Development, Inc conveyed fee simple interest to Joseph B. Evans by deed of record in Instrument No. 20120227-0016529 Register's Office for Davidson County, Tennessee. Joseph B. Evans having died testate and Last Will and Testament duly probated in Probate Court for Davidson County, File No. 14P1824 and David Lee Hiner, Sr. having been appointed Executor and authorized to convey property.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 6237 Page 665 and amended in Book 36834 Page 449 and Instrument No. 20140219-0014189.Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code

Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Cloister at St Henry Condominiums 3) Bylaws for Cloister at St. Henry Homeowners Association of record in 6042 Page 653 and amended in Book 7590 Page 273 and Instrument No. 20140219-0014189 4) Easement of record in Book 6840 Page 870 5) Sewer Easement of record in Book 4191 Page 157

This property is improved property known as 424 Siena Dr., Nashville, Tennessee 37205-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of December, 2014.

Estate of Joseph B. Evans

BY: _____
David Lee Hiner, Sr., Executor

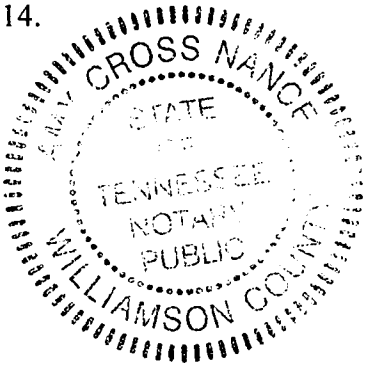
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, David Lee Hiner, Sr., with whom I am personally acquainted, and who acknowledged themselves to be the executor of The Estate of Joseph B. Evans, and as such executor being authorized so to do, executed this instrument for the purposes therein contained and on behalf of The Estate of Joseph B. Evans.

Witness my hand, at Brentwood, Tennessee, this 31st day of December, 2014.

_____
Notary Public

My Commission expires: 2/23/15



FILE: 08595

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

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County