(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150018076 DEEDWARR
Recvd: 03/12/15 13:03 2 pgs
Fees:13.00 Taxes:727.05
20150312-0021351

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

uite 200

File # 01288-24504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon B. Richardson	New Owner	
(NAME)	(NAME)	129-11-0A 902.00 CO
902 Glenmary Court.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **FRANCES H. DILLON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHARON B. RICHARDSON AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN TN COUNTIES COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 96-L as shown on the Condominium Site Plan for The Cloister at St. Henry, Phase 1D, a Horizontal Property Regime, 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, 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 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 the same property conveyed by Warranty Deed from St. Henry's Property Development, Inc. to Frances H. Dillon as recorded on the 5th day of April, 2011 in Instrument No. 20110405-0026173 and Sublease and Conveyance of Condominium Apartment from Mildred D. Shea to Frances H. Dillon as recorded on the 1st day of November, 1994 in Deed Book 9508, Page 66, in the Register's Office of Davidson County, Tennessee.

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, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20101228-0102374 amended at Instrument No. 20140219-0014189 , said Register's Office; (d) Charter of The Cloister Owners Association recorded in Book 6076, Page 203 and Instrument Nos. 20140219-0014188, 20140507-0039179 and 20140507-0039180, said Register's Office; (e) Master Deed establishing PHASE 1D, CLOISTER AT ST. HENRY, REVISED of record in Book 6933, Page 927 , as amended by instrument(s) of record in Book 7404, Page 766, said Register's Office; (f) Easement for Comcast of Nashville I, LLC, recorded in Instrument No. 20131021-0109631, said Register's Office; (g) Stormwater Detention Agreement as set forth in instrument recorded in Book 6862, Page 384, said Register's Office; (h) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage recorded in Book 4191, Page 157, said Register's Office; (i) Ground Lease recorded in Book 6922, Page 282 and Non-Disturbance Agreement recorded in Book 7306, Page 289, said Register's Office.

This is unimproved / improved X property, known as 902 Glenmary Court., 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 6th day of March, 2015.

Frances H. Dillon by: Cassandra Estes, Attorney in Fact

FRANCES H. DILLON, BY: CASSADRA ESTES, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6th day of March, 2015, before me personally appeared Cassandra Estes, to me known to be the person who executed the foregoing instrument on behalf of Frances H. Dillon and acknowledged that she executed the same as the free act and deed of Frances H. Dillon.

Witness my hand and official seal at Nashville, Tennessee this 6th day of March, 2015.

Commission expires:

Notary Public

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