THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,000.00. Emily Jones Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2015. Notary Public MY COMMISSION EXPIRES: 4.19.18 (AFFIX SEAL)

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

BILL GARRETT, Davidson County
Trans: T20150035419 DEEDWARR
Recvd: 05/07/15 13:02 2 pgs
Fees: 13.00 Taxes: 695.60
20150507-0041895

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie G. Centrella	New Owner	MAP 129-11-A
221 Cana Drive		PARCEL 22100CO
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, I, **June L. Crabtree, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Connie G. Centrella, a single person**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 221 of The Cloister at St. Henry, Phase I-A, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Cloister at St. Henry, Phase I-A, of record in Book 6042, Page 602, amended by Amendment to Master Deed in Book 6071, Page 149, as corrected in Book 6237, Page 660, and in the Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, a Condominium, of record in Instrument No. 20101228-0102374, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed and Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed and Declaration. Reference is hereby made to the Plat for Phase I-A of Lot No. 2, The Cloister at Saint Henry, of record in Book 5200, Page 656, said Register's Office, and the Exhibits to said Master Deed and Declaration, for a more complete identification and description of such unit.

Being the same property conveyed to June L. Crabtree, widowed by Warranty Deed from St. Henry's Property Development, Inc., of record in Instrument No. 20110225-0015575, Register's Office for Davidson County, Tennessee, dated February 22, 2011 and recorded on February 25, 2011.

Also, being the same property conveyed to William E. Crabtree and wife, June L. Crabtree by Sublease and Conveyance from Peter J. Strianse, Trustee of the John D. Strianse Living Trust for Peter J. Strianse, Nicholas Peter Strianse, Noel Cecilia Strianse, Mary Elizabeth Holzmer, Jennifeer Rose Holzmer, and Peter J. Strianse, Executor of the Estate of Marie Strianse, of record in Instrument No. 200006190060527, Register's Office for Davidson County, Tennessee, dated June 30, 1999 and recorded on June 19, 2000. The said William E. Crabtree having since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **221 Cana Drive, 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 the 5th day of May, 2015.

June L. Crabtree by Judy Crabtree Boyd, Attorney-in-Fact

June L. Crabtree by Judy Crabtree Boyd, 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, the within named **Judy Crabtree Boyd** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **June L. Crabtree**, as her Attorney in Fact, as the free act and deed of the within named **June L. Crabtree**.

Witness my hand and official seal this the 5th day of May, 2015.

My Commission expires 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public