WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150043106 DEEDWARR
Recvd: 06/02/15 14:52 2 pgs
Fees:13.00 Taxes:666.00
20150602-0051306

G-VRES-15-434

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 6/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Buford D. Osborn and Lavenia Osborn	**Same as New Owner**	
(NAME)	(NAME)	
434 Siena Drive		**129-11-0A-434.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DON R. HAYS, TRUSTEE AND WIFE BRENDA S. HAYS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BUFORD D. OSBORN AND LAVENIA OSBORN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 434, as established by the Master Deed for The Cloister at St. Henry, Phase 1B, of record in Book 6237, page 665, as amended in Book 6519, page 187, and Book 6834, page 449 and Unit 434. as established by the Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, A Condominium, of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed and Declaration of Restrictions, Covenants and Easements.

Being the same property conveyed to Don R. Hays, Trustee by General Warranty deed from Stephen C. Baker, Trustee of record in Book 10986, page 331, Register's Office for Davidson County, Tennessee, dated June 17, 1998 and recorded on June 22, 1998. (Leasehold)

Being the same property conveyed to Don R. Hays, Trustee by Warranty deed from St. Henry's Property Development, Inc. of record in Instrument No. 20131220-0128592 Register's Office for Davidson County, Tennessee, dated December 18, 2013 and recorded on December 20, 2013. (Fee Simple)

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry, Phase 1B, (a Horizontal Property Regime) of record in Book 6237, Page 665 and amended in Book 6834, page 449, both in the Register's Office for Davidson County, Tennessee.
- By-Laws of The Cloister at St. Henry of record in Book 6042, Page 602 (page 650), amended by Book 6519, page 187, Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376 and Instrument No. 20140219-0014189, in the Register's Office for Davidson County, Tennessee.
- Charter of The Cloister Owners Association of record in Book 6076, Page 203, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictions, Covenants and Easements for Cloister at St. Henry, a Condominium, of record in Instrument Number 20101228-0102374, Register's Office for Davidson County, Tennessee.
- Subject to the terms and conditions of a Ground Lease by and between James D. Niedergeses, Bishop of the Dioceses of Nashville, and St. Henry's Property Development, Inc., dated August 31, 1982 of record in Book 6208, Page 137, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 157, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress of record in Book 6673, Page 133, in the Register's Office for Davidson County, Tennessee.

- Storm Water Detention Agreement of record in Book 6145, Page 293 and Book 6824, page 870, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6065, page 127, Book 6065, page 132, Book 6314, page 16, Book 6314, page 21, Book 7893, page 299 and Book 7893, page 451, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 455, Book 5200, page 676, Book 6250, page 924, Book 6250, page 585, as shown on the Plat attached as Exhibit "B" to Master Deed for Cloister at St. Henry Phase IB of record in in Book 6237, page 665, and as shown on the Plat attached as Exhibit "B" to the Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, acondominium, recorded as Instrument No. 20101228-0102374, all in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **434 Siena Drive , Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(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/our hand(s) this the 27th DAY OF MAY, 2015.

Don R. Hays Trustee

Don R. Hays, Trustee

Brenda S Hays

Brenda S. Hays

STATE OF TENNESSEE
COUNTY OF DAVIDSON

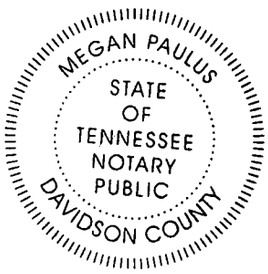
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Don R. Hays, Trustee and Brenda S. Hays me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal, this the 27th day of May, 2015.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212