BILL GARRETT, Davidson County
Trans:T20150054478 DEEDWARR
Recvd: 07/07/15 08:47 3 pgs
Fees:18.00 Taxes:370.00
20150707-0065481

Prepared by T. Jake Wolaver
Tisher, Wolaver, Free, Carter & Lynn, PLLC
P.O. Box 1431
Columbia, TN 38402-1431

Return to T. Jake Wolaver

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **DIXIE W. FREDERIKSEN**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **DIXIE W. FREDERIKSEN and CHARLOTTE J. RICHARD** as joint tenants with right of survivorship, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Land in Davidson County, Tennessee, being all of Unit No. 500, on the plan of First Revision, Condominium Site Plan, Plat for Phase 1-A of Lot No. 2, The Cloister at Saint Henry, of record in Plat Book 5200, Page 656, said Register's Office, reference to which is hereby made for a more complete description. And being further established by the Master Deed for The Cloister at Saint Henry Phase 1A, a Horizontal Property Regime, of record in Book 6042, Page 602, and amended in Book 6071, Page 149 and Book 6237, page 660, 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 to Dixie W. Frederiksen, unmarried, by Warranty Deed from St. Henry's Property Development, Inc., Instrument No. 20120215-0013219, dated February 10, 2012, Register's Office of Davidson County.

Map and Parcel 129110A50000CO

This property is known as 500 Loyola Drive, Nashville, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD. THIS DEED IS PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN

INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that she is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes and all other matters of public record.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 1st day of July, 2015.

DIXIE W. FREDERIKSEN

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, **DIXIE W. FREDERIKSEN**, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of July, 2015.

Notary Public

My commission expires:
10/17/2016

JAKE WOLAVER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $100,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of July, 2015.

Notary Public

My commission expires:
10/17/2016

JAKE WOLAVER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

NEW PROPERTY OWNERS:

Dixie W. Frederiksen et al.
500 Loyola Drive
Nashville, Tennessee

PERSON(S) RESPONSIBLE FOR TAXES:

Same