THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074628**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $182,000.00. Affiant Subscribed and sworn to before me, this 15th day of July, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150058258 DEEDWARR
Recvd: 07/17/15 10:29 2 pgs
Fees:13.00 Taxes:673.40
20150717-0069990

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: S. A. Francescon, Jr. and Margaret Francescon 100 CLOISTER DR Nashville, TN 37205-3541	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-11-A-100.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Harris and Betsy Heaberg, as joint tenants with right of survivorship with Life Estate in Dorothy Clayton** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **S. A. Francescon, Jr. and Margaret Francescon, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

A Condominium apartment in Davidson County, Tennessee, being Unit No. 100 as shown on the plan of First Revision, Condominium Site Plan, Plat for Phase 1-A of Lot No. 2, The Cloister at St. Henry, of record in Plat Book 5200, Page 656, said Register's Office, and being further established by the Master Deed of record in Book 6042, Page 603, and amended in Book 6071, Page 149, Book 6237, Page 660, Register's Office for Davidson County, Tennessee, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed by Warranty Deed from St. Henry's Property Development, Inc. to Mary Harris and Betsy Heaberg, as joint tenants with right of survivorship with Life Estate in Dorothy Clayton, as recorded on the 15th day of April, 2015 in Instrument No. 20150415-0033142 (Fee Simple Interest); part of Quitclaim Deed from Most Reverend David R. Choby, Bishop of the Catholic Diocese of Nashville, as Trustee to St. Henry's Property Development, Inc., as recorded on the 22nd day of December, 2010 in Instrument No. 20101222-0101678 and Sublease and Conveyance of Condominium Apartment from Frank X. Bisceglia, as Executor of the Estate of Marita C. Bisceglia, Deceased to Dorothy Clayton, for and during her life, with remainder in fee to Mary Harris and Betsy Heaberg, as joint tenants with right of survivorship, as recorded on the 12th day of September, 2007 in Instrument No. 20070912-0109508 (Leasehold Interest), in the Register's Office of Davidson County, Tennessee.

See Power of attorney of record in Book T1839, Page 1381, in the Register's Office of Madison County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE CLOISTER AT ST. HENRY, as recorded in Plat Book 5200, Page(s) 455, Plat Book 5200, Page 529, Plat Book 5200, Page 656, Plat Book 5200, Page 676 and Plat Book 6250, Page 924.

Terms and provisions of by-Laws of The Cloisters Owner's Association amended in Book 6519, Page 187, Book 6533, Page 580, Book 7590, Page 273 and Book 9269, Page 285 and Instrument Nos. 20020109-0003376 and 20140507-0039180.

Charter of The Cloister Owner's Association recorded in Book 6076, Page 203 and Instrument Nos. 20140219-0014188, 20140507-0039179 and 20140507-0039180.

Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Instrument No. 20101228-0102374.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CLOISTER AT ST. HENRY of record in Book 6042, Page 602 , as amended by instrument(s) of record in Book 6071, Page 149 and Book 6237, Page 660.

Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4191, Page 157.

Easement to Comcast recorded at Instrument No. 20131021-0109631.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6862, Page 384, Book 6145, Page 293 and Book 6824, Page 870.

Ground Lease recorded in Book 5961, Page 657.

All matters set out in Deed recorded at Instrument Nos. 20070912-0109508 and 20150415-0033142.

Fee simple interest of The Most Reverend William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville as disclosed by Warranty Deed recorded in Book 3499, Page 292 and Book 2743, Page 71.

This is improved property located at 100 CLOISTER DR Nashville, TN 37205-3541.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2015.

Dorothy Clayton By Mary Harris attorney-in-fact Mary Harris

Dorothy Clayton
By Mary Harris, attorney-in-fact

Betsy Heaberg By Mary Harris attorney-in-fact

Betsy Heaberg
By Mary Harris, 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, **Mary Harris,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Dorothy Clayton and Betsy Heaberg,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of July, 2015.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018