P15-6931-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 2015 Notary Public MY COMMISSION EXPIRES: 3/25/18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150061771 DEEDWARR
Recvd: 07/28/15 10:01 2 pgs
Fees:13.00 Taxes:673.40
20150728-0074134

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darla S. Arnold		
235 Cana Circle	New Owner	129110A23500CO
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, **James E. Tohill, surviving tenant by the entirety**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darla S. Arnold, a single person**

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 235 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 James E. Tohill and wife, Winifred L. Tohill by Warranty (Leasehold) deed from Judith K, Prindiville, unmarried of record in Book 11132, page 793, Register's Office for Davidson County, Tennessee, dated 09/25/1998 and recorded on 09/30/1998. The said Winifred L. Tohil having since died on or about March 19, 2008, leaving James E. Tohill, surviving tenant by the entirety (Leasehold Interest); Being the same property conveyed to James E. Tohill by Warranty Deed from from St. Henry's Property Development, Inc., as recorded on _____ in Instrument No. 20150728-0074133, said Register's Office (Fee Simple).

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 () UNIMPROVED

(X) IMPROVED property known as **235 Cana Circle, 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 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 _____ hand( ) this the 22nd day of July, 2015.

James E. Tohill

James E. Tohill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James E. Tohill** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of July, 2015.

My Commission expires: 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY