BILL GARRETT, Davidson County
Trans:T20150078621 DEEDWARR
Recvd: 09/16/15 10:06 2 pgs
Fees:13.00 Taxes:691.90
20150916-0093825

PREPARED BY (AND RETURN TO):
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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57802
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Geoffrey L. Stewart Debra L. Stewart 704 Mt. Carmel Place Nashville, Tennessee 37205	Avenue Bank 3823 Cleghorn Ave. Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 129110A70400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$187,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lily F. Hipkins, unmarried, as surviving tenant by the entirety and Lily F. Hipkins, , unmarried, individually,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Geoffrey L. Stewart and Debra L. Stewart, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 704 on the Condominium Site Plan, Plat for Phase 1C of Lot 2, The Cloister at St. Henry, filed as Exhibit B to and established by the Master Deed of Record in Book 6675, page 173, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth ins aid Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same proerty conveyed to Francis E. Hipkins and spouse, Lily F. Hipkins, by Deed of Leasehold Interest from Teresa J. Woods unmarried, dated July 9, 2004 and recorded on July 12, 2004, of record in Inst. No. 20040712-0082534, Register's Office for Davidson County, Tennessee. Francis E. Hipkins has since died. And being the same property conveyed to Lily F. Hipkins by Warranty Deed from St. Henry's Property Development, Inc. dated March 8, 2011, recorded March 11, 2011, of record in Inst. No. 20110311-0019504, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record as Exhibit "B" to the Master Deed of record in Book 6675, page 173, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Subject to all easements, restrictive covenants and conditions and other matters of record including all items set out on any applicable plat of record, and including, but not limited to the St. Henry's Property Development, Inc., Ground Lease(s) of record, beginning in Book 5961, page 657, Register's Office for Davidson County, Tennessee, including any amendments or extensions thereof, the Declaration of Restrictions and Covenants and Easements for the Cloister at St. Henry of record in Instrument No. 20101228-0102374 and the leasehold interest of the current owner/occupants of the unit. The provisions of the condominium Master Deed of record in Book 6675, page 173, Book 7590, page 273, Inst. No. 201012280102374 and Inst. No. 201402190014189, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Terms and conditions of a ground lease of record in Book 6596, page 608, said Register's Office; Storm Water Detention Agreement of record in Book 6824, page 870, said Register's Office. Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

Grantor and Grantee intend that the vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold Interest and the fee simple interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to that Unit.

This is improved property, known as 704 Mt. Carmel Place, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of September, 2015.

Lily F. Hipkins

State of Tennessee

County of Davidson

On this 15th day of September, 2015, before me the undersigned authority, personally appeared Lily F. Hipkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $187,000.00.

Affiant

Sworn and subscribed before me this 15th day of September, 2015.

Notary

My Commission Expires: 3/10/18

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY