THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15084953** BILL GARRETT, Davidson County Trans:T20150084774 DEEDWARR Recvd: 10/05/15 15:46 2 pgs Fees:13.00 Taxes:736.30 20151005-0101373	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $199,000.00. Affiant Subscribed and sworn to before me, this 2nd day of October, 2015. Notary Public My Commission Expires: TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires SEPT 19, 2017

WARRANTY DEED

Address New Owner: Sandra Snyder 241 CANA CIR Nashville TN 37205-3573	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-11-A-241.00 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, **Lenys Ann Biga, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sandra J Snyder, unmarried,** ("Grantor"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 241, THE CLOISTER AT ST. HENRY, as established under Master Deed of record in Book 6237, Page 665, amended in Book 6834, Page 449 and Declaration of Restrictions, Covenants and Easements recorded at Instrument No. 20101228-0102374, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Quitclaim Deed from Audrey R. Nalepinski to Stephen E. Biga and wife, Lenys Ann Biga as recorded on the 23rd day of July, 2013 in Instrument No. 20130723-0076104; Warranty Deed from St. Henry's Property Development, Inc. to Stephen E. Biga and wife, Lenys Ann Biga as recorded on the 19th day of December, 2012 in Instrument No. 20121219-0116783 (Fee Simple Interest) and Sublease and Conveyance of Condominium Apartment from Lois Ray, by and through her court appointed Conservator, Cynthia Ray McConnell to Stephen E. Biga and wife, Lenys Ann Biga as tenants by the entirety a ninety (96%) percent undivided interest and to Audrey R. Nalepinski a ten (4%) percent undivided interest in the property. The Bigas and Ms. Nalepinski will be vested with their respective ownership interests as tenants in common with the right of survivorship as recorded on the 23rd day of May, 2012 in Instrument No. 20120523-0044527 (Leasehold Interest), in the Register's Office of Davidson County, Tennessee. Stephen E. Biga having since died on February 16, 2014. Stephen E. Biga in said property having transferred to Lenys Ann Biga upon his death.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
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 676, Plat Book 6250, Page 924 and Plat Book 6250, Page 585

Terms and provisions of by-Laws of The Cloisters Owner's Association recorded in Book 6042, Page 250, amended in Book 6519, Page 187, Book 6533, Page 580, Book 7590, Page

Page 273 and Book 9269, Page 285 and Instrument Nos. 20020109-0003376 and 20140219-0014189.

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 6237, Page 665 , as amended by instrument(s) of record in Book 6834, Page 449 ; also subject to easements, rights and interests 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 building thereon.

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 6208, Page 137.

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 241 CANA CIR Nashville TN 37205-3573

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 2nd day of October, 2015.

Lenys Ann Biga by Paula Burtch, Attorney in Fact

Lenys Ann Biga by Paula Burtch, her
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, Paula Burtch, 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 Lenys Ann Biga, 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 2nd day of October, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018