Box# 14
Attorneys Title Company
G# 27822-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150092836 DEEDWARR
Recvd: 11/02/15 08:41 3 pgs
Fees:18.00 Taxes:684.50
20151102-0110879

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Margaret Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: July 9, 2019
(AFFIX SEAL)

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Smith	SWBC Mortgage Corp.	
(NAME)	(NAME)	
522 Loyola Drive	9311 San Pedro # 100	129-11-0A 522.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	San Antonio, TX 78216	
(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, **OREN M. ASNIS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARGARET SMITH,** 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:

See Attached Exhibit "A"

This conveyance is subject to 2015 real property taxes; All matters appearing on the plan of record in Plat Book 5200, Page 455, Plat Book 5200, Page 676, and Plat Book 6250, Page 585, said Register's Office; Restrictive covenants of record in Instrument Nos. 20101228-0102374 and 20140219-0014189, said Register's Office; Charter of Cloister Owners Association recorded in Book 6076, Page 203 and Instrument No. 20140507-0039180, said Register's Office; 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 Condominium of record in Book 6237, Page 665 , as amended by instrument(s) of record in Book 6834, Page 449, Book 6519, Page 187 and Instrument No. 20020109-0003376; , said Register's Office; Easement for Comcast Nashville I, LLC, recorded in Instrument No. 20131021-0109631, said Register's Office; Stormwater Detention Agreement as set forth in instrument recorded in Book 6862, Page 384 and Book 6824, Page 870, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4191, Page 157, said Register's Office; and Ground Leases recorded in Book 5961, Page 657 and Book 6208, Page 137, said Register's Office.

unimproved
This is improved x property, known as 522 Loyola Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30 day of October, 2015.

OREN M. ASNIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 30 day of October, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 522 of The Cloister at St. Henry Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for The Cloister at St. Henry, Phase 1B, of record in Book 6237, Page 665, and amended in Book 6834, Page 449, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6042, Page 650, and amended in Book 6519, Page 187, in Book 7590, Page 273, in Book 9269, Page 285, and in Instrument No. 20020109-0003376, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plat of The Cloister at St. Henry, Phase 1B as set out on Exhibit "B" to the Master Deed of record in Book 6237, Page 665, and amended on Exhibit "B" to the Amendment to the Master Deed of record in Book 6834, Page 449, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed by Warranty Deed from St. Henry's Property Development, Inc. to Oren M. Asnis and wife, Claire C. Asnis, as recorded on the 11th day of March, 2011 in Instrument No. 20110311-0019505 and Sublease and Conveyance of Condominium Apartment from Dorothy Dean Storey, unmarried to Oren M. Asnis and wife, Claire C. Asnis, as recorded on the 1st day of September, 1998 in Deed Book 11093, Page 326, in the Register's Office of Davidson County, Tennessee. Claire C. Asnis has since died. Oren M. Asnis is sole surviving Tenant by the Entirety.