| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS |
|---|---|---|
| Bonnie F. Hyde | New Owner | 129110A43200CO |
| 432 Siena Drive | | 129110A43200 |
| Nashville, TN 37205 | | |

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205. 15087 26b

# WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Myrtle C. Dyer, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Bonnie F. Hyde, a single person (The "Grantee"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 432 created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code annotated, and as established by the Master Deed for The Cloister at St. Henry Phase 1-B, of record in Book 6237, page 665, Register's Office for Davidson County, Tennessee, together with an 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 for The Cloisters at St. Henry, Phase 1-B, as attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to Myrtle C. Dyer, unmarried, by Sublease conveyance from John M. Hanley, Jr., and Richard J. Hanley, Sr., as Joint Successor Trustees of The Helen Hanley Revocable Living Trust, of record in Book 10808, page 249 as to a Leasehold Interest Only, and by Warranty Deed from St. Henry's Property Development, Inc., to Myrtle C. Dyer, unmarried, of record in Instrument Number 20110311-0019502 and Scrivener's Affidavit of record in Instrument Number 20110421-0030758, in the Register's Office of Davidson County, Tennessee

BILL GARRETT, Davidson County
Trans:T20150093866 DEEDWARR
Recvd: 11/04/15 08:26 3 pgs
Fees:18.00 Taxes:710.40
20151104-0112204

This conveyance is subject to the following:

1. Taxes for the year 2016 for Davidson County, Tennessee.
2. Provisions of Tennessee Code Annotated, Section 64-27-101, et seq.
3. Master Deed for The Cloister at St. Henry, Phase 1-B, recorded in Book 6042, page 602, Book 6237, page 665, Book 6675, page 173, Book 6834, page 449 and Instrument Number 20080402-0032958, Register's Office for Davidson County, Tennessee.
4. Matters shown on the Plan of Fifth Revision of The Cloister at St. Henry, Phase 1D, of record in Book 6250, page 979, said Register's Office for Davidson County, Tennessee.
5. Storm Water Detention Agreement recorded in Book 6145, Page 293, Book 6824, page 870 and Book 6862, page 384, Register's Office for Davidson County, Tennessee.
6. Terms and conditions of Ground Lease of record in Book 6208, page 137, Register's Office for Davidson County, Tennessee.
7. Deed of conveyance of record as shown in Book 6065, page 127, Book 6065, page 132, Book 6314, page 16, Book 6314, page 21, Book 7893, page 299 and Book 7893, page 451, said Register's Office for Davidson County, Tennessee.
8. All matters as shown on the plat of record in Book 5200, page 676, Book 6250, page 585 and Book 6250, page 924, said Register's Office for Davidson County, Tennessee.

9. Restrictive Covenants of record as shown in Instrument Number 20101228-0102374, said Register's Office for Davidson County, Tennessee.
10. Easements of record shown in Book 4191, page 157, Book 6673, page 133, and Book 6840, page 870, Register's Office for Davidson County, Tennessee.
11. By Laws of record shown in Book 7590, page 273 and Instrument Number 20140219-0014189, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 432 Siena Drive, Nashville, Tennessee 37205.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $192,000.00
(
(
(Subscribed and sworn to before me
(this 29th day of October, 2015.
(
(
(
(My Commission Expires: _____

Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

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 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.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 29th day of October, 2015.

Myrtle C. Dyer

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Myrtle C. Dyer whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 29th day of October, 2015.

Notary Public

My Commission Expires:

ROBERT G. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017