WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/08/15 15:14 4 pgs
Fees:23.00 Taxes:647.50
20151208-0123627

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $175,000.00

Robert Luttrell
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/13/17

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1593B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Robert Luttrell and Barbara Luttrell		129-11-0A-200.00-CO
200 Cana Circle		
Nashville, TN 37205-3569		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MICHAEL SCOTT TROGLEN AND ANDREW EDWARD TROGLEN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBERT LUTTRELL AND BARBARA LUTTRELL, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 200 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 Sherry D. Troglen, unmarried by Assignment of Sublease and Conveyance of Condominium Apartment deed from Connie O. Miller, unmarried of record in Instrument No. 20091030-0100407 Register's Office for Davidson County, Tennessee, dated October 23, 2009 and recorded on October 30, 2009. (Leasehold Interest)

Being the same property conveyed to Sherry D. Troglen, unmarried by Warranty deed from St. Henry's Property Development, Inc. of record in Instrument No. 20110225-0015558 Register's Office for Davidson County, Tennessee, dated February 22, 2011 and recorded on February 25, 2011.

Sherry D. Troglen, having died on May 30, 2015, her interest in said property being devised to Michael Scott Troglen and Andrew Edward Troglen, by Last Will and Testament, of record in Probate No. 15P-1213, Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 656, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Boundary Plan of record in Plat Book 6250, Page 979, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry, Phase I-Aof record in Book 6042, Page 602, amended in Book 6071, Page 149 and corrected in Book 6237, Page 660, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20101228-0102374, Register's Office for Davidson County, Tennessee.

By-Laws as amended in Book 6042, Page 187, Book 6042, Page 650, Book 6519, Page 187, Book 6250, Page 924, Book 7590, Page 273, Book 9269, Page 285, Instrument No. 20020109-0003376 and Instrument No. 20140219-0014189, in the Register's Office for Davidson County, Tennessee.

Charter of The Cloister Owners' Association of record in Book 6076, Page 203, in the Register's Office for Davidson County, Tennessee.

Charter of The 2010 Cloister Owners' Association of record in Instrument Number 20101214-0099488, in the Register's Office for Davidson County, Tennessee.

Subject to terms and conditions of a Ground Lease by and between James D. Niedergeses, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc., dated August 31, 1982, of record in Book 5961, Page 657, said Register's Office.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 157 and Book 4606, Page 283, in the Register's Office for Davidson County, Tennessee.

Deed(s) of Conveyance to Metro Government for water and sewerage services of record in Book 6065, Pages 127 and 132, Book 7306, Pages 140 and 155 and Book 7893, Pages 304 and 451, in the Register's Office for Davidson County, Tennessee.

Non-Disturbance Agreement effective July 15, 1986, by and between James D. Niedergeses, Bishop of the Dioceses of Nashville and St. Henry's Property Development, Inc. in Book 7306, page 289, said Register's Office.

Storm Water Detention Agreement(s) of record in Book 6145, Page 293, Book 6824, Page 870, Book 6862, Page 384 and Instrument No. 20050523-0057819, in the Register's Office for Davidson County, Tennessee.

Other Easements of record in Book 5200, Page 455, Book 5200, Page 529, Book 6250, Page 924 and Book 2547, Page 443, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20131021-0109631, in the Register's Office for DavidsonCounty, Tennessee.

Charter of Cloister Owners' Association of record in Instrument Number 20140219-0014188, amended in Instrument No. 20140507-0039179, Instrument No. 20140507-0039180, in the Register's Office for DavidsonCounty, Tennessee.

Restrictions of record as Instrument Number 20091030-0100407 in the Register's Office for Davidson County, Tennessee.

Rights of tenants, as tenants only, under recorded or unrecorded leases.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 200 Cana Circle, Nashville, TN 37205-3569

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 1st day of December, 2015.

Michael Scott Troglen

Andrew Edward Troglen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MICHAEL SCOTT TROGLEN AND ANDREW EDWARD TROGLEN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of December, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Brumbelow
Notary Public
State of Tennessee
Williamson County

File #: 15-1593B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

