Davidson County DEEDWARR
Recvd: 03/21/16 16:08 3 pgs
Fees:18.00 Taxes:777.00
20160321-0026843

#32810

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2016. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger J. Jolly	Farmington Mortgage, a division of Capstar Bank	MAP 129-11-0A
227 Cana Circle	2002 Richard Jones Rd. Suite 300A	PARCEL 227.00-CO
Nashville, TN 37205	Nashville, TN 37215	
(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, **Joseph A. Sanches and Gregory D. Glenn, both unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roger J. Jolly and Janine A. Jolly, husband and wife**

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:

Land in Davidson County, Tennessee, being Unit No. 227 on the Plan of First Revision Condominium Site Plat for Phase 1A of Lot No. 2 The Cloister at St. Henry of record in Plat Book 5200, page 656, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Cloister at St. Henry Phase 1A, a horizontal property regime established by Master Deed of record in Book 6042, page 602, amended in Book 6071, page 149 and corrected in Book 6237, page 660 and The Declaration of Restrictions, Covenants and Easements recorded as Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee. Said Unit being depicted on Exhibit "C" to the aforementioned Master Deed and on Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Joseph A. Sanches and Gregory D. Glenn by Sublease and Conveyance dated May 13, 2005 from Mary Margaret Hastings, unmarried of record in Instrument No. 20050516-0054777, Register's Office for Davidson County, Tennessee.

The fee simple interest in subject property was conveyed to Joseph A. Sanches and Gregory D. Glenn by deed dated January 8, 2014 from St. Henry's Property Development, Inc. of record in Instrument No. 20140113-0003019, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2016; (2)Subject to all matters shown on the Plan of record in Plat Book 5200, Page 656: (3) Subject to all matters shown on the Boundary Plan of record in Plat Book 6250, Page 979; (4) Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry, Phase I-A, of record in Book 6042, Page 602, amended in Book 6071, Page 149 and corrected in Book 6237, Page 660; (5) Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, a Condominium, Instrument No. 20101228-0102374: (6) By-Laws as amended in Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, Instrument No. 20020109-0003376 and Instrument No. 20140219-0014189; (7). Charter of The Cloister Owners' Association of record in Book 6076, Page 203; (8) Charter of The 2010 Cloister Owners' Association of record in Instrument Number 20101214-0099488; (9) Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 157 and Book 4606, Page 283; (10).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; (11) Non-Disturbance Agreement in Book 7306, page 289; (12) 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; (13) All applicable governmental and zoning regulations.

This is IMPROVED property known as **227 Cana Circle, 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 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 our hands this the 21st day of March, 2016.

Joseph A. Sanches by JAW attorney-in-fact
Joseph A. Sanches, by James A. Waechter, Attorney-in-Fact

Gregory D Glenn by JAW attorney-in-fact
Gregory D. Glenn, by James A. Waechter, 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, the within named **James A. Waechter** 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 on behalf of **Joseph A. Sanches and Gregory D. Glenn**, as their Attorney in Fact, as the free act and deed of the within named **Joseph A. Sanches and Gregory D. Glenn**.

Witness my hand and official seal this the 21st day of March, 2016.

My Commission expires March 3, 2020

Priscilla C Urbanek
Notary Public

PRISCILLA C. URBANEK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

