Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160023217 DEEDWARR
Recvd: 03/22/16 10:27 2 pgs
Fees:13.00 Taxes:640.10
20160322-0027014

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $173,000.00.

Affiant

Subscribed and sworn to before me, this the 18 day of March, 2016.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Claudia Wells	New Owner	Map 129-11-0-A Parcel 814-00co
814 Marquette Drive		
Nashville, Tennessee 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mary S. Tippitt, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Claudia Wells

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 105L 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 ID, of record in Book 6933, Page 927, and amended on Echibit "A" to the Amendment to the Master Deed in Book 7404, Page 766, 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 and Instrument No. 20140219-0014189, 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 ID as set out on Exhibit "B" to the Master Deed of record in Book 6933, Page 927, and amended on Exhibit "A" to the Amendment to the Master Deed of record in Book 7404, Page 766, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property (as to a leasehold interest) conveyed to Mary S. Tippitt, an unmarried person, by Deed from Patricia Holt Hines, sole heir at law of Sara Florence Holt, deceased, of record in Instrument No. 20051021-0126926, Register's Office for Davidson County, Tennessee. By deed recorded as Instrument No. 20160128-0008214, said Register's Office St. Henry's Property Development, Inc., transferred and conveyed unto Mary S. Tippitt, an unmarried person, the underlying fee simple interest in said unit.

THIS instrument is being executed on behalf of Mary Tippit, pursuant to a Power of Attorney executed by same on the 17th day of October, 2012, of record in Instrument No. 20121024-0097671, Register's Office for Davidson County, Tennessee. Mary Tippit is one and the same as Mary S. Tippit.

Conveyance of the above described parcel is subject to the following: (1) Power of Attorney of record in Instrument No. 20121024-0097671, Register's Office of Davidson County, Tennessee. (2) The Plan of record as set out on Exhibit "B" to the Master Deed in Book 6933, Page 927, and amended on Exhibit "A" to the Amendment to the Master Deed in Book 7404, Page 766, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (3) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4191, Page 157, Register's Office for Davidson County, Tennessee. (4) All matters shown on the Boundary Plat of record in Book 6250, Page 979, said Register's Office. (5) Storm Water Detention Agreement of record in Book 6862, Page 384, said Register's Office. (6) Charter of The Cloister Owner's Association of record in Book 6076, Page 203, said Register's Office. (7) Subject to the terms and conditions of the Ground Lease of record in Book 6922, Page 282, said Register's Office. (8) Non-Disturbance Agreement of record in Book 7306, Page 289, said Register's Office. (9) Declaration of Covenants, Restrictions and Easements of The Cloister at St. Henry, a Condominium, of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee. (10) Master Deed of The Cloister at St. Henry, Phase ID Condominiums, of record in Book 6933, Page 927, and as amended in Book 7404, Page 766, said Register's Office. (11) By-Laws of The Cloister at St. Henry Owners' Association, Inc. of record in Book 6042, Page 650, and as amended in Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, Instrument No. 20020109-0003376 and Instrument No. 20140219-0014189, Register's Office for Davidson County, Tennessee.

(12) Subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, and including, but not limited to the St. Henry's Property Development, Inc. Ground Lease(s) of record, beginning in Book 5961, Page 657, Register's Office for Davidson County, Tennessee, including any amendments or extensions thereof, the Declaration of Restrictions, Covenants and Easements for the Cloister at St. Henry of record in Instrument No. 20101228-0102374 and the leasehold interest of the current owner/occupants of the unit. (13) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **814 Marquette Drive, Nashville, Tennessee 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 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/our hand(s) this 14 day of March, 2016.

Mary S Tippitt By John Thomas Tippitt, Attorney-in-Fact

Mary S. Tippitt by John Thomas Tippitt, Attorney-in-Fact

STATE OF California)
COUNTY OF Santa Barbara)

On this 14th day of March, 2016, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **John Thomas Tippitt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Mary S. Tippitt** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Mary S. Tippitt**, for the purpose therein contained, by signing the name of **Mary S. Tippitt**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Santa Barbara (city), California (state), this 14 day of March, **2016.**

Notary Public

ROBERT N. MESSENGER
Commission # 2117569
Notary Public - California
Santa Barbara County
My Comm. Expires Jun 28, 2019

My Commission Expires: June 28, 2019