THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 175,000.00. Nancy Enoch Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF April, 2016. Priscilla C. Urbanek Notary Public MY COMMISSION EXPIRES: March 3, 2020 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	

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

BILL GARRETT, Davidson County
Trans:T20160029570 DEEDWARR
Recvd: 04/12/16 10:20 2 pgs
Fees:13.00 Taxes:647.50
20160412-0034894

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Turner	New Owner	MAP
30 Burton Hills #575	30 Burton Hills #575	PARCEL 129-11-0A-312-00-CO
Nashville, TN 37215	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, **Marcella Swiggett, aka Marcella V. Swiggett and Ann Cummings**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Turner, as to a 99% interest and Sherry Hughes as to a 1% interest, as joint tenants with rights of suvivorship**

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 312 of The Cloister at St. Henry, Phase IC, a horizontal property regime, 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 of record in Book 6675, Page 173, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 2 on the plan of Phase 1-D, Fifth Revision, The Cloister at St. Henry, of record in Book 6250, Page 979, 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 B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Marcella Swiggett and Ann Cummings by Warranty deed from Henry J. Sullivan, an unmarried person of record in Instrument No: 20040416-0043322 Register's Office for Davidson County, Tennessee, dated April 13, 2004 and recorded on April 16, 2004.

Being the same property conveyed to Marcella Swiggett and Ann Cummings by Warranty deed from St. Henry's Property Development, Inc. of record in Instrument No. 20110218-0013927 Register's Office for Davidson County, Tennessee, dated February 15, 2011 and recorded on February 18, 2011.

Being also known as 312 Cana Circle Nashville, TN 37205-3580.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **312 Cana Circle, Nashville, TN 37205-3580.**

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~~ hand(~~s~~) this the 7th day of April, 2016.

Ann Cummings

Ann Cummings

Marcella V. Swiggett by Ann Laree Cummings, Attorney in fact

Marcella V. Swiggett by Ann Laree Cummings, 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 **Ann Cummings** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of April, 2016.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENNESSEE

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 **Ann Laree Cummings** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument on behalf of **Marcella V. Swiggett**, as HER Attorney in Fact, as the free act and deed of the within named **MarcellaV. Swiggett**.

Witness my hand and official seal this the 7th day of April, 2016.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENNESSEE