WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160037206 DEEDWARR
Recvd: 05/04/16 15:10 2 pgs
Fees:13.00 Taxes:925.00
20160504-0044186

G-RA-16-805-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ann Haven Smith, Trustee	**Same As New Owner**	
(NAME) **805 Marquette Drive**	(NAME)	**129-11-0A-805.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **PAMELA H. MORGAN, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANN HAVEN SMITH, TRUSTEE OF THE ANN HAVEN SMITH LIVING TRUST, DATED MARCH 12, 2014,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 110L of The Cloister at St. Henry, Phase 1D, 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 1-D of record in Book 6933, Page 927, amended in Book 7404, Page 766, 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 A 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 Pamela H. Morgan by Warranty deed from Eric Rosenfeld and wife, Eva Rosenfeld of record in Instrument No. 20120517-0042965 Register's Office for Davidson County, Tennessee, dated May 15, 2012 and recorded on May 17, 2012.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to any and all matters as shown on plat of record in Plat Book 6250, Page 979, Registers Office for Davidson County, Tennessee.
- 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 of record in Book 7404, Page 766 and Book 7590, Page 273, 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 2010228-0102374 and Instrument No. 20140219-0014189, Register's Office for Davidson County, Tennessee.
- Subject to By-Laws filed of record in Book 6042, Page 650, Book 6519, page 187, Book 7590, Page 273, Book 9269, Page 285, and in Instrument No. 20020109-0003376, Registers Office for Davidson County, Tennessee.
- Subject to any and all matters shown on the Plan attached as Exhibit "B" to the Master Deed of record in Book 6933, Page 927, and Exhibit "A" to the Amendment to Master Deed of record in Book 7404, Page 766, Registers Office for Davidson County, Tennessee.
- Charter of the Home Owners Association filed of record in Book 6076, Page 203, and Instrument No. 20140507-0039179 Register' s Office for Davidson County, Tennessee.

- Easement to Metro Government of Nashville filed of record in Book 4191, Page 157, Book 6824, page 870 and in Book 6862, Page 384, Registers Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro - Department of Water and Sewerage Services of record in Book 7893, Page 394 and Book 7893, page 447, in the Register's Office for Davidson County, Tennessee.
- Subject to Ground Lease by and between James D. Niedergress, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc., of record in Book 5961, page 657, Book 6208, page 137, Book 6596, page 608 and Book 6922, Page 282, Book Registers Office for Davidson County, Tennessee.
- Subject to the terms and conditions of Nondisturbance Agreement by and between James D. Niedergese, Bishop of the Diocese of Nashville and St. Henry's Property Development, Inc. dated July 15, 1986, of record in Book 7306, page 289, Register's Office for Davidson County, Tennessee.
- Deed to St. Henry's Property Development Inc., by Deed from Most Reverend David R. Choby, Bishop of The Catholic Diocese of Nashville, as Trustee, dated 12/17/2010 of record in Instrument Number 20101222-0101678, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and/or Strom Drainage and Water Mains, Pumps and Appurtenances of record in Instrument Number 20061101-0135335, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **805 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 2nd DAY OF MAY, 2016.

Pamela H. Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA H. MORGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of May, 2016.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212