RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160050451 DEEDWARR
Recvd: 06/14/16 14:54 2 pgs
Fees:13.00 Taxes:726.13
20160614-0060290

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $196,250.00.

June Powell
Affiant

Subscribed and sworn tome on June 13, 2016.

April N. Bradley
NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29346SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Barbara F. Peek 200 Miles Court Nashville, TN 37205	NEW OWNER	129 11 0A 019.00-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sarah Gann Spann, a widow**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Barbara F. Peek**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 116-R as shown on the Condominum Site Plan for The Cloister at St. Henry, Phase 1-D, filed as Exhibit A to and estabIlished by the Master Deed of record in Book 6933, page 927 and amended in Book 7404, page 766, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sarah Gann Spann, a widow, by Warranty Deed dated October 23, 1987 from St. Henry's Property Development, Inc., recorded on October 26, 1987 in Book 7387, page 379 and Instrument No. 20110203-0009766, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. The Plan of record in Book 6250, page 979, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and subject to all matters as set forth therein.
3. Declaration of Covenants, Conditions, and Easements for The Cloister at St. Henry, of record in Instrument No. 20101228-0102374 Register's Office for Davidson County, Tennessee.

4. By-Laws of The Cloister at St. Henry Homeowner's Association, Inc., of record in Book 6042, page 650, as amended in Book 7590, page 273, Book 9269, page285, and Instrument No. 20020109-0003376, and Instrument No. 20140219-0014189, Register's Office for Davidson County, Tennessee.
5. Master Deed of The Cloister at St. Henry, Phase 1D, of record in Book 6933page 927, and as amended in Book 7404, page 766, Register's Office for Davidson County, Tennessee.
6. Charter of The Cloisters on Fairfax Homeowner's Association, Inc., of record in Book 6076, page 203, Register's Office for Davidson County, Tennessee.
7. The provisions of the Tennessee Horizontal Property Act in T.C.A. Section66-27-101, et. seq.
8. Sanitary Sewer Easement of record in Book 4191, page 157 and Instrument No. 20061101-0135335, Register's Office for Davidson County, Tennessee.
9. Storm Water Detention Agreement of record in Book 6862, page 384, Book 6145, page 293 and Book 6824, page 870, Register's Office for Davidson County, Tennessee.
10. Ground Lease of record in Book 6922, page 282, Register's Office for Davidson County, Tennessee.
11. Non-Disturbance Agreement of record in Book 7306, page 289, Register's Office for Davidson County, Tennessee.
12. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilitiesapplicable to this property.

This property is also known as improved property located at 200 Miles Court, 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 GRANTORS does covenant with the said GRANTEES that they 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 setout; and GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 13th day of June, 2016.

Sarah Gann Spann

Sarah Gann Spann

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, personally appeared Sarah Gann Spann, a widow to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal onJune 13, 2016.

NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY