WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160056429 DEEDWARR
Recvd: 07/01/16 11:18 3 pgs
Fees:18.00 Taxes:740.00
20160701-0067584

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-5-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Yanok and Laura Hill	Same as new owner	
(NAME)	(NAME)	
102 Cloister Dr.		129-11-0A/102.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **BARBARA J. HANSEN, CO-TRUSTEE OF THE HELEN W. BRATCHER REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 12, 2012,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE YANOK AND WIFE, LAURA HILL,** 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:

See Attached Exhibit "A"

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 5200, Page 455, Plat Book 5200, Page 529 and Plat Book 5200, Page 656, said Register's Office; restrictive covenants of record in Instrument No. 20101228-0102374, said Register's Office; Charter of record in Book 6076, Page 203, said Register's Office; Master Deed of record in Book 6042, Page 602 , as amended by instrument(s) of record in Book 6071, Page 149, Book 6237, Page 660, Book 6519, Page 187, Book 7590, Page 273 and Book 9269, Page 285; said Register's Office; Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 4191, Page 157, said Register's Office; Stormwater Detention Agreement as set forth in instrument recorded in Book 6862, Page 384 and Book 6824, Page 870, said Register's Office; and Ground Lease recorded in Book 5961, Page 657, said Register's Office.

unimproved
This is improved x property, known as 102 Cloister Dr., Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30 day of June, 2016

THE HELEN W. BRATCHER REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 12, 2012

BY: Barbara J Hansen TRTEE

BARBARA J. HANSEN, CO-TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Barbara J. Hansen with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Trustee of The Helen W. Bratcher Revocable Living Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Co-Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 30 day of June, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

Notary Public

EXHIBIT "A"

Being Unit No. 102 created under Title 66, Chapter 27, Sections 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 6042, Page 602, as amended by Amendment to Master Deed of record in Book 6071, Page 149, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the plat for Phase 1-A of Lot No. 2, The Cloister at Saint Henry, of record in Book 5200, Page 529, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed by Quit Claim Deed from Helen W. Bratcher to Helen W. Bratcher, Trustee, or his successor in trust, under the Helen W. Bratcher Living Trust, dated January 21, 1998, as recorded on the 27th day of January, 1998 in Deed Book 10769, Page 601, said Register's Office.

Being the same property conveyed by Quitclaim Deed from Helen W. Bratcher, Trustee, Helen W. Bratcher Living Trust dated January 21, 1998 to Helen W. Bratcher, Trustee, Helen W. Bratcher Revocable Living Trust Agreement dated March 12, 2012, as recorded on the 15th day of March, 2012 in Instrument No. 20120315-0022469, said Register's Office.

Being the same property conveyed by Warranty Deed from St. Henry's Property Development, Inc. to Barbara Hansen, Trustee of the Helen W. Bratcher Revocable Living Trust Agreement dated March 12, 2012, as recorded on the 2nd day of March, 2016 in Instrument No. 20160302-0020089, said Register's Office. Helen W. Bratcher has since died on October 12, 2015. Barbara J. Hansen and Kalyan Godden are appointed to serve as Co-Trustees upon Helen W. Bratchers death. Pursuant to Consent to Sale and Transfer of Real Property attached as Exhibit "B", Kalyan Godden has delegated and gives full power to sell to Barbara J. Hansen as Co-Trustee. Barbara Hansen and Barbara J. Hansen are one and the same.