Box# 14
G#28725-3

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans: T20160070410 DEEDWARR Recvd: 08/15/16 09:27 5 pgs Fees: 28.00 Taxes: 906.50 20160815-0084563	The actual consideration or value, whichever is greater, for this transfer is $245,000.00. Affiant Subscribed and sworn to before me, this the 12th day of August, 2016. Notary Public My commission expires: _____ (AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

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
Lynda Reznicek	Renasant Bank	Map 129-11-0- A Parcel 180.00
718 Mt. Carmel Place	2001 Park Place North, Suite 650	
Nashville, TN 37205	Birmingham, AL 35203	

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,

Jacqueline B. Carter, Robert A. Anderson, Conservator, said Conservator having been named and appointed Conservator by order of the Seventh Circuit Court of Davidson County, Tennessee, entered November 20, 2015

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

Lynda Reznicek, an unmarried woman

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:

LAND in Davidson County, Tennessee, being Unit No.718, on the Horizontal Property Regime for The Cloister at St. Henry, Phase 1C, as recorded in the Master Deed of record in Book 6675, Page 173, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description together with an undivided percentage interest in the common elements allocated to said unit as set forth in Master Deed.

BEING the same property as to a leasehold interest conveyed to Gilbert E. Carter and wife, Jacqueline B. Carter by Deed from Equitable Trust Company, a Tennessee corporation as Trustee under the Will of Thomas Edward Harris, Jr., of record in Will Book 178, Page 857, Probate Court Clerk's Office of Davidson County, Tennessee, of record in Book 8809, Page 106, dated December 3, 1992, said Register's Office. Gilbert E. Carter having died on or about April 19, 1999, leaving Jacqueline B. Carter as the surviving tenant by the entirety. The fee simple interest for this Unit was conveyed to Jacqueline B. Carter, Widowed by Deed from St. Henry's Property Development, Inc., of record in Instrument No. 20110311-0019495, Register's Office for Davidson County, Tennessee.

BY orders of the Davidson County, Tennessee Probate Court entered November 20, 2015, Robert A. Anderson was named and appointed Conservator over the person and affairs of Jacqueline B. Carter. This deed and sale to the Grantee was specifically approved and directed by said Court's order entered July 15, 2016, copy of said order being attached as Exhibit "A".

11/20/15

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

1) All matters shown on the Plan of record as set out on Exhibit "B" to the Master Deed, of record in Book 6675, Page 173, shows an Owner's Certificate, and is subject to all matters as set forth therein, said Register's Office;
2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building 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 6675, page 173, Register's Office for Davidson County, Tennessee;
3) By-Laws of The Cloister Owner's Association of The Cloister of St. Henry of record in Book 7590, Page 273, Book 9269, Page 285, Instrument No. 20020109-0003376 and in Instrument No. 20140219-0014189, Register's Office for Davidson County, Tennessee;
4) Declaration of Covenants, Conditions and Restrictions of The Cloister at St. Henry, of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee;
5) Charter of The Cloister Owner's Association, Inc., of record in Book 6076, Page 203, and amended in Instrument No. 20101214-0099488, Register's Office for Davidson County, Tennessee;

6) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4191, Page 157, and in Book 4606, Page 283, Register's Office for Davidson County, Tennessee;
7) Storm Water Detention Agreement of record in Book 6145, Page 293, and in Book 6824, Page 870, Register's Office for Davidson County, Tennessee;
8) Terms and Conditions of the Ground Lease of record in Book 5961, Page 657, and in Book 6596, Page 608, Register's Office for Davidson County, Tennessee;
9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **718 Mt. Carmel Place, 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 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 **12th** day of **August, 2016.**

Robert A. Anderson, Conservator for Jacqueline B. Carter

Jacqueline B. Carter

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 **Robert A. Anderson, Conservator** for **Jacqueline B. Carter**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledge that the purposes therein contained, and who further acknowledged that he executed said instrument as the act and deed of **Jacqueline B. Carter**, such action having been duly authorized and directed by the Probate Court for Davidson County, Tennessee, as provided in said Court's order entered November 20, 2015 and recorded as set forth above.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **August, 2016.**

Notary Public

My Commission Expires: 3-3-20

SHANNA KAY PERKERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

Copy

EXHIBIT "A"

FILED

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

2015 NOV 20 PM 3:21

RICHARD R. ROOKER, CLERK

D.C.

IN THE MATTER OF:	)	
JACQUELINE CARTER,	)	
Respondent,	)	No. 15P-1743
	)	
ROBERT A. ANDERSON,	)	
Petitioner.	)	

ORDER

This matter came on for hearing on the 19th day of November, 2015 on a Petition for Appointment of a Conservator for Jacqueline Carter. Appearing before the Court were Robert A. Anderson, the Petitioner, and Jennifer Surber, the Guardian ad Litem, previously appointed as such in the matter by this Honorable Court.

The Court, having reviewed the report filed by Ms. Surber, was addressed by the Petitioner. Mr. Anderson reminded the Court of his affidavit filed the day before this hearing and informed the Court of the desire of friends of Jacqueline Carter to conduct a sale of those Christmas items of Ms. Carter's that are still left at her residence, 718 Mt. Carmel Place, Nashville, TN 37205, as well as to conduct a sale of the tangible personal property of Jacqueline Carter. Mr. Anderson and Ms. Surber informed the Court that the monthly expenses for Ms. Carter at the secure Alzheimer's unit she occupies at Brookdale is in excess of $8000 monthly. The Court also reviewed the Petition and the accompanying affidavits of two doctors for Ms. Carter.

From all of which the Court is of the opinion that Jacqueline Carter, by proof that is clear and convincing, is in need of a Conservator of her person and property and should be made a ward of the Court. The Court finds and is also of the opinion that Robert A. Anderson, the Ward's attorney for several years, is an appropriate person to serve as Conservator and that all

Copy

other relatives of the Ward have been consulted and approve of his appointment as the Conservator. The Court also finds that the fee request and the expense reimbursement expenses listed in the affidavit of Robert A. Anderson should be granted. The Court also anticipates approving the fee request of Ms. Surber.

The Court is of the opinion that the proposed sale of Christmas items and the later sale of the rest of the tangible personal property of the Ward remaining at her residence at Mt. Carmel Place should be authorized. Moreover, the Court finds that while these matters can proceed, a Property Management Plan, when filed, should also refer to these matters and deal with how the Ward's residence is to be handled.

The Court finds that a bond in the amount of $135,000 should be required of the Conservator and that Letters should issue to him upon notice to the Clerk of the existence of this bond. Accountings + Inventory Required. RJC

IT IS SO ORDERED.

Entered this 20 day of November, 2015.

D. Randy Kennedy, Judge

Approved for entry:

Robert A. Anderson
Attorney for the Petitioner
2021 Richard Jones Rd, Ste. 120
Nashville, TN 37215
B.P.R. No. 6029
(615) 383-3332

Copy

CERTIFICATE OF SERVICE

I hereby certify that on this 19th day of November, 2015 a true and correct copy of the foregoing Affidavit has been sent via prepaid first class US mail to the following:

Tamara Carter
1808 Briardale Lane
Richmond, VA 23229

Donna Lehman
2422 Covemont Drive SE
Huntsville, AL 35801

Mary Anne Newlin
9271 Peakwood Drive
Calabash, NC 28467

Jennifer Surber, Surber
Asher, Surber & Moushon, PLLC
Plaza I, Ste 480
220 Athens Way
Nashville, TN 37228

Robert A. Anderson