This Instrument Prepared By:

Marshall L. Hix
Wyatt, Tarrant & Combs, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20160084201 DEEDWARR
Recvd: 09/26/16 10:41 4 pgs
Fees:23.00 Taxes:677.10
20160926-0101055

Address New Owners:	Send Tax Bills To:	Map & Parcel Nos.:
Brandon Clark Edwards and Mary Kay Buckner 242 Cana Circle Nashville, Tennessee 37205	**Same**	**129 11 0A 242.00**

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Dorothy Donnelly (herein referred to as "Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto Brandon Clark Edwards and Mary Kay Buckner, jointly with rights of survivorship (herein referred to as "Grantees"), their heirs and assigns, forever, the following described tract or parcel of land (the "Property") located in Davidson County, Tennessee, to-wit:

> Unit 242 as shown on the condominium Site Plan, Plat for Phase 1B of Lot 2, The Cloister at St. Henry, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 6237, page 665, and amended in Book 6834, page 449, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.
>
> Being the same property conveyed to Dorothy Donnelly by Warranty Deed dated April 7, 2015, from St. Henry's Property Development, Inc. and recorded April 15, 2015 at 09:37 as Instrument No. 20150415-0033140, Register's Office for Davidson County, Tennessee. Also being the same property leased to Charles L. Donnelly

and wife, Dorothy P. Donnelly by Sublease and Conveyance of Condominium Apartment dated July 9, 1985, and recorded July 9, 1985 at 3:03 PM in Book 6602, page 170, Register's Office for Davidson County, Tennessee. Grantor's husband, Charles L. Donnelly, died on August 28, 2012. Dorothy Donnelly and Dorothy P. Donnelly are one and the same person.

This is improved property known as 242 Cana Circle, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the Grantees that she is lawfully seized and possessed of the Property, that she has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as to the following:

- Provisions of the Horizontal Property Act, Tenn. Code Ann, §66-27-101 *et seq.*
- All matters in the Master Deed for The Cloister at St. Henry, Phase 1B, of record in Book 6237, page 665, and amended in Book 6834, page 449, Register's Office for Davidson County, Tennessee.
- Bylaws for The Cloister at St. Henry shown on Exhibit B (Page 650) in the Master Deed of record in Book 6042, page 602, Register's Office for Davidson County, Tennessee.
- Provisions of the Tennessee Condominium Act of 2008, Tenn. Code Ann, §66-27-201 *et seq.*
- Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry of record as Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee.
- Amendment to Bylaws for The Cloister Owner's Association (The Cloister at St. Henry) of record as Instrument No. 20140219-0014189, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Easement of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.
- Davidson County real property taxes for the year 2016 and subsequent years which have been prorated between the parties as of the date hereof and assumed by Grantees.

GRANTOR FURTHER COVENANTS with the Grantees and binds herself, her heirs, and

assigns to warrant and forever defend the title to the Property to the Grantees, their heirs and assigns against the lawful claims and demands of all persons whomsoever.

WITNESS this the 23 day of September, 2016.

GRANTOR:

Dorothy P. Donnelly by Lisa D. O'Connor, Atty in fact

Dorothy P. Donnelly, by her
Attorney-In-Fact, Lisa D. O'Connor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared Lisa D. O'Connor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Attorney-in-Fact of Dorothy P. Donnelly, the within named Grantor, and that as such Attorney-in-Fact, executed the foregoing instrument for the purposes therein contained, by signing the name of Dorothy P. Donnelly by herself as Attorney-in-Fact.

Witness my hand and seal, this the 23rd day of September, 2016.

Notary Public

My Commission Expires:
May 8, 2017

SATENA SCOGGIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $183,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2016.

Notary Public

My Commission Expires:
May 8, 2017

SATENA SCOGGIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

61516095.1