THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 248,000.00 Mary Foster Hill Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Oct 2016 Notary Public MY COMMISSION EXPIRES: March 3, 2020 (AFFIX SEAL)

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Foster Hill	NEW OWNER	MAP
208 Cana Circle		PARCEL 129-11-0A-208.00-CO
Nashville, TN 37205-3543		
(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, **Angela T. Power and Joseph W. Thoni, devisees under the Last Will and Testament of Rose Otto Thoni, also known as Rose Otto Hornberger, deceased**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Foster Hill and Harry Lee Hill, wife and husband**

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 208 on the plan of Phase 1-A of Lot No. 2, The Cloister at Saint Henry, of record in Book 5200, page 529 and Book 5200, page 676, Registers office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Land in Davidson County, Tennessee, being Unit No. 208 on the Plan of the First Revision Condominium Site Plan, Plat for Phase 1A of Lot No. 2, The Cloister at Saint Henry, of record in Plat Book 5200, Page 656, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rose Otto Hornberger by Warranty deed from Estate of Francis M. Graham of record in Instrument No. 20070516-0058770 Register's Office for Davidson County, Tennessee, dated April 04, 2007 and recorded on May 16, 2007. (Fee Simple Interest)

Being the same property conveyed to Rose Otto Hornberger by Warranty deed from St. Henry's Property Development, Inc. of record in Instrument No. 20110302-0016817 Register's Office for Davidson County, Tennessee, dated February 22, 2011 and recorded on March 02, 2011. (Leasehold Interest). The said Rose Otto Thoni Hornberger, having since died testate, on May 9, 2016. Pursuant to the Last Will and Testament of the said Rose Otto Thoni, Probate No. 16P1188, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, subject property was devised to Angela T. Power and Joseph W. Thoni.

Rose Otto Thoni and Rose Otto Hornberger is one and the same person.

Being also known as 208 Cana Circle Nashville, Tennessee 37205-3543.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20160096925 DEEDWARR
Recvd: 11/02/16 11:11 2 pgs
Fees:13.00 Taxes:917.60
20161102-0115837

This is () UNIMPROVED

(X) IMPROVED property known as **208 Cana Circle, Nashville, TN 37205-3543.**

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 our hand(s) this the 28th day of October, 2016.

Angela T. Power

Joseph W. Thoni

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 **Anglea T. Power** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28 day of October, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph W. Thoni** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25 day of October, 2016.

My Commission expires: 9/6/2017

Notary Public

LEIGH ANN ASHBY NOTARY PUBLIC STATE OF TENNESSEE HAMILTON COUNTY

My Commission Expires Sept. 6, 2017