Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160100899 DEEDWARRSP
Recvd: 11/15/16 14:55 2 pgs
Fees:13.00 Taxes:841.75

20161115-0120502

39-B
File #16-1394

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrea D. Covington, John O. Duprel and Suzanne D. Moore, as devisees of the Last Will and Testament of Cyrilla J. Duprel**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amelia Hancock Minor, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

The leasehold estate and the fee estate in and to land in Davidson County, Tennessee, being Unit 97L, on the Condominium Site Plan for The Cloister at St. Henry, Phase 1D, filed as Exhibit A to and established by the Master Deed of record in Book 6933, page 927 and amended in Book 7404, page 766, 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 said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed by Sublease and Conveyance of Condominium Apartment to Cyrilla Duprel dated April 28, 2000, of record as Instrument No. 20000502-0043986, Register's Office for Davidson County, Tennessee and by Warranty Deed, dated March 8, 2011, of record as Instrument N.o 20110311-0019499, Register's Office for Davidson County, Tennessee. Said Cyrilla Duprel (a/k/a Cyrilla J. Duprel) having died on November 5, 2015, and her Last Will and Testament filed for Probate as Docket No. 16P349 in the Seventh Court of Davidson County, Tennessee. The above Grantor being the devisees named in the Last Will and Testament.

The property conveyed herein is subject to matters shown on the recorded plan, and to all applicable easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, but not limited to the St. Henry's Property Development , Inc. Ground Lease(s) of record, beginning in Book 5961, page 657 Register's Office for Davidson County, Tennessee, including any amendments or extensions thereof, the Declaration of Restrictions, Covenants and Easements for the Cloister at St. Henry of record in Instrument #20101228-0102374 and the leasehold interest of the current owner/occupants of the Unit.
Also subject to the Tennessee Condominium Act of 2008, TN Code Annotated, Section 66-27-2-1 et seq. The property is also subject to that provision contained in the above referenced Warranty Deed dated March 8, 2011 which states: Grantor and Grantee intend that the vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold Interest and the fee simple interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to that Unit.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 273 Cana Circle, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby the Property, or any part thereof, now or any time hereafter, shall be charged or encumbered in any manner whatsoever except matters disclosed in this deed. Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and defend title to the property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise. 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 THE EXECUTION HEREOF this 14th day of November, 2016.

Andrea D. Covington by Adam M. Covington
Her Attorney in Fact

John O. Duprel by Adam M. Covington
His Attorney in Fact

Suzanne D. Moore by Adam M. Covington
Her Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 14th day of November, 2016, before me personally appeared Adam M. Covington, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrea D. Covington, John O. Duprel and Suzanne D. Moore, acknowledged that such person executed the same as the free act and deed of Andrea D. Covington, John O. Duprel and Suzanne D. Moore.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 227,500.00.

Affiant

Sworn and subscribed before me on this the 14th day of November, 2016.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Amelia Hancock Minor 273 Cana Circle Nashville, TN 37205	NEW OWNER	129-11-A-273.00