WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

O-VRES-16-0103-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Anne Cook	new owner	
(NAME) **103 Cloister Drive**		**129-11-A-103.00CO**
(ADDRESS) **Nashville, TN 37205**		
(CITY) (STATE) (ZIP)	(CI	

BILL GARRETT, Davidson County
Trans:T20160104901 DEEDWARR
Recvd: 11/29/16 13:47 2 pgs
Fees:13.00 Taxes:677.10
20161129-0125169

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOAN GUINN BOGENSCHILD, A SINGLE WOMAN AND THOMAS E. BOGENSCHILD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY ANNE COOK, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 103, The Cloister at Saint Henry, Phase IA of Lot 2, created under Title 66, Chapter 27, Sections 101, et. seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6042, Page 602, amended in Book 6071, Page 149, Book 6519, Page 187, Book 6237, Page 660, Book 7590, Page 273, Book 9269, Page 285, Instrument No. 20020109-0003376 and Instrument No. 20101228-0102374, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said Unit described in the Master Deed. Reference is hereby made to the Plat of Phase IA of Lot No. 2, The Cloister at Saint Henry, of record in Plat Book 5200, Page 529, Book 5200, Page 455 and revised in Book 5200, Page 656, Register's Office for said County, for a more complete description.

Being the same property conveyed to Joan Guinn Bogenschild and son, Thomas E. Bogenschild, as joint tenants with right of survivorship, by Deed of Leasehold Interest from Ruth D. Rounds, unmarried, recorded September 26, 2011 in Instrument No. 20110926-0074207, Register's Office for Davidson County, Tennessee.

This was never a primary residence for Thomas E. Bogenschild.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 529, Book 5200, Page 445 and Book 5200, Page 656, Register's Office for Davidson County, Tennessee.
- By Laws of record in Instrument No. 20140219-0014189, Register's Office for Davidson County, Tennessee.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference in the Master Deed recorded in Book 6042, Page 602, amended in Book 6071, Page 149, Book 6519, Page 187, Book 6237, Page 660, Book 7590, Page 273, Book 9269, Page 285, Instrument No. 20020109-0003376 and Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee, but also subject to easements, rights and interests in favor of other unit owners, and all water, electrical, telephone and utility easements now or hereafter established over, through and beyond the land embracing the regime and building thereon.
- Charter of HOA of record in Book 6076, Page 203, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Storm Drainage of record in Book 4191, Page 157, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20131021-0109631, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6824, Page 870, Register's Office for Davidson

County, Tennessee.
• Ground Lease of record in Book 5961, Page 657, Register's Office for Davidson County, Tennessee.
• Subject to all matters set out in Deed of Leasehold Interest of record in Instrument No. 20110926-0074207, Register's Office for Davidson County, Tennessee.

• Subject to rights of others in and to the common areas and/or elements.

• Taxes for the year 2017 and thereafter, not yet due and payable
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **103 Cloister Drive, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 21st DAY OF NOVEMBER, 2016.

Joan Guinn Bogenschild by John Gleaves, Attorney In Fact

SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBER 20161129-0125167.

Thomas E. Bogenschild by John Gleaves, Attorney In Fact

SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBER 20161129-0125168.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOAN GUINN BOGENSCHILD AND THOMAS E. BOGENSCHILD, and who acknowledged he/she/they executed the same as the free act and deed of the said JOAN GUINN BOGENSCHILD AND THOMAS E. BOGENSCHILD.

Witness my hand and official seal, this the 21st of November, 2016.

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212