BILL GARRETT, Davidson County
Trans:T20160106415 DEEDWARR
Recvd: 12/02/16 15:42 2 pgs
Fees:13.00 Taxes:721.50
20161202-0126994

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **16-1324**

WARRANTY DEED

THIS INDENTURE, made and entered into this **11/29/2016**, by and between **Mary F. Rosa**, parties of the first part, and **Patricia Pruett Bateman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 447, CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY THE MASTER DEED FOR THE CLOISTER AT ST. HENRY, PHASE IB, OF RECORD IN BBOK 6237, PAGE 665, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAT FOR THE CLOISTER AT ST. HENRY, PHASE IB, ATTACHED AS EXHIBIT "B" TO SAID MASTER DEED FOR PROPER IDENTIFICATION.

BEING THE SAME PROPERTY CONVEYED TO RALPH P. ROSA AND WIFE MARY F. ROSA BY SUBLEASE AND CONVEYANCE OF CONDOMINIUM APARTMENT DEED FROM ST. HENRY'S PROPERTY DEVELOPMENT, INC. OF RECORD IN BOOK 6501, PAGE(S) 257-258, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 26, 1985 AND RECORD ON FEBRUARY 28, 1985. THE SAID RALPH P. ROSA HAVING SINCE DIED VESTING FEE SIMPLE TITLE IN HIS WIFE MARY F. ROSA (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED $79,922.00) (LEASEHOLD)

BEING THE SAME PROPERTY CONVEYED TO MARY F. ROSA BY WARRANTY DEED FROM ST. HENRY'S PROPERTY DEVELOPMENT, INC., OF RECORD IN INSTRUMENT NO. 20161018-0109812 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 06, 2016 AND RECORDED ON OCTOBER 18, 2016. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $19,500.00) (FEE SIMPLE)

This conveyance is made subject to: All Existing Easements and Restrictions of Record

Parcel ID # **129-11-A-447 CO**

☒ Improved **447 Siena Drive, Nashville, TN 37205**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

MARY F ROSA BY MICHAEL R DOBBS AS ATTY IN FACT

Mary F. Rosa
By Michael R. Dobbs, Attorney in Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me personally appeared **Michael R. Dobbs** with whom I am personally acquainted, and who acknowledged he executed the within Warranty Deed for the purposes therein contained as the **Attorney-in-fact for Mary F. Rosa** and that as said Attorney-in-fact he executed the within Warranty Deed for the purposes therein contained by signing the name of **Mary F. Rosa** as his free act and deed.

Witness my hand and Notarial Seal this 29th day of November, 2016..

Rebecca T. Garland

Notary Public

My Commission Expires: 5/8/17

****

Owner's Name: **Patricia Pruett Bateman**

and Address: **447 Siena Drive, Nashville, TN 37205**

Mail tax bills to Same

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$195,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 29th day of November, 2016..

Rachel Marie Collins

Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM