RECORD & RETURN TO:

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

BILL GARRETT, Davidson County
Trans:T20170001510 DEEDWARR
Recvd: 01/06/17 10:46 4 pgs
Fees:23.00 Taxes:740.00
20170106-0001728

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00.

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Affiant

Subscribed and sworn to me on January 5, 2017.

NOTARY PUBLIC

My Commission Expires: 1-6-20

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29960SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Pauline I. Prim 414 Siena Drive Nashville, TN 37205	NEW OWNER	129 11 0A 414.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Nikki Y. Boyd, an unmarried individual,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Pauline I. Prim, an unmarried woman, and Shawn M. Prim, a married man**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 414 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 Book 6237, page 665, and

the Declaration of Restrictions, Covenants and Easements recorded as Instrument No. 20101228-0102374, 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 Exhibits "B" to the said Master Deed and Declaration for proper identification. of record in Book 5200, page 656, Book 5200, page 676, and Book 6250, page 585, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Nikki Y. Boyd, an unmarried individual, by Warranty Deed from Nell Rachide and husband, Fred Rachide, and Marie Rachide, an unmarried individual, recorded on February 6, 2012 in Instrument No. 20120206-0010716, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been paid by the Grantor and prorated by the parties.
2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Cloister at Saint Henry Condominiums of record in Book 6042, page 602, Book 6775, page 173, as amended in Book 6071, page 149, corrected by Correction to Master Deed of record in Book 6237, page 660, and amended in Book 6519, page 187, and in Book 7590, page 273, Register's Office for Davidson County, Tennessee.
3. Matters shown on Plan of record in Book 5200, page 656, Book 5200, page 676, and Book 6250, page 585, Register's Office for Davidson County, Tennessee.
4. Subject to the terms and conditions of a Ground Lease by and between James D. Niedergeses, Bishop of the Dioceses of Nashville, and St. Henry's Property Development, Inc., dated August 31, 1982, of record in Book 5691, page 657, Register's Office for Davidson County, Tennessee.
5. Sanitary Sewers and/or Storm Drainage Easement of record in Book 4191, page 157, Register's Office for Davidson County, Tennessee.
6. The rights of others in and to the common areas.

7. The lien for special assessments contained in the Master Deed and By-Laws as specified above.
8. Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee.
9. By-Laws for Cloister at St. Henry Homeowners Association of record in Book 6042, page 653, and amended in Book 7590, page 273 and Instrument No. 20140219-0014189, Register's Office for Davidson County, Tennessee.
10. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 414 Siena Drive, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

SIGNATURE AND NOTARY ACKNOWLEDGEMENT ON PAGE 4

WITNESS my/our hand(s) this 5th day of January, 2017.

Nikki Y. Boyd

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Nikki Y. Boyd, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same asher free act and deed.

Witness my hand and official seal on January 5, 2017.

NOTARY PUBLIC

My Commission Expires: 3/3/2020

