THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 161210280** BILL GARRETT, Davidson County Trans:T20170003271 DEEDWARR Recvd: 01/12/17 13:22 2 pgs Fees:13.00 Taxes:921.30 20170112-0003691	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $249,000.00. Affiant Subscribed and sworn to before me, this 5th day of January, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: John W. LeBolt and Lynn W. LeBolt 275 Cana Circle Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-11-0A-275.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margaret Dunning, Trustee of the Phillip G. Simpson Testamentary Trust Established in the Last Will and Testament of Phillip G. Simpson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John W. LeBolt and Lynn W. LeBolt, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 97R, on the Horizontal Property Regime for The Cloister at St. Henry, Phase 1D, as recorded in the Master Deed of record in Book 6042, page 602, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to PHILLIP G. SIMPSON and wife, SUE M. SIMPSON, by deed from ROY D. GREEN and wife, LAVERNE M. GREEN, of record in Instrument No. 20040525-0061052, dated May 18, 2004, said Register's Office.

SUE M. SIMPSON died on or about April 14, 2015, leaving PHILLIP G. SIMPSON as the surviving tenant by the entirety.

PHILLIP G. SIMPSON died on or about March 30, 2016. His Last Will and Testament being filed in the Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 16P1277 devised the subject property to MARGARET DUNNING as Trustee of the Phillip G. Simpson Testamentary Trust.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 129-11-0A-275.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6250, page 979, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6933, page 927, said Register's Office.

By-Laws for The Cloister At St. Henry, contained in the Master Deed of record in Book 6042, page 602, By-Laws being amended in Book 6519, page 187, Book 7590, page 273 and Instrument No. 20140219-0014189, said Register's Office.
Storm Water Detention Agreement of record in Book 6862, page 384, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, page 157, said Register's Office.

Ground Lease of record in Book 6922, page 282, said Register's Office.

This is improved property located at 275 Cana Circle Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of January, 2017.

The Phillip G. Simpson Testamentary Trust Established in the Last Will and Testament of Phillip G. Simpson

Margaret B. Dunning Trustee
Margaret Dunning, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Dunning, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Phillip G. Simpson Testamentary Trust established in the Last Will and Testament of Phillip G. Simpson, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of January, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018