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

39-B
File #17-1019

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 **Michael J. Vetter, Successor Trustee of the Mary Margaret Leuer Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lynn Berry Gregory, unmarried**, 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 No. 225 of The Cloister at St. Henry, Phase IA, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Cloister at St. Henry, Phase IA of record in Book 6042, Page 602, as amended in Book 6071, Page 149 and corrected in Book 6237, Page 660, By-Laws as amended by Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, Instrument Nos. 20020109-0003376 and 20140219-0014189 and in the Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, a Condominium, of record in Instrument No. 20101228-0102374, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed and Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed and Declaration. Reference is hereby made to the Plat for Phase I-A of Lot No. 2, The Cloister at Saint Henry, of record in Book 5200, Page 656, said Register's Office, and the Exhibits to said Master Deed and Declaration, for a more complete identification and description of such unit.

Leasehold:
Being the same property conveyed to Mary Margaret Leuer, as Trustee of the Mary Margaret Leuer Trust by Deed of Leasehold Interest from Edith A. Gallagher, unmarried of record in Instrument No. 20040928-0116638 Register's Office for Davidson County, Tennessee, dated September 22, 2004 and recorded on September 28, 2004.

Fee:
Being the same property conveyed to Mary Margaret Leuer, as Trustee of the Mary Margaret Leuer Trust by Warranty deed from St. Henry's Property Development of record in Instrument No. 20110203-0009765 Register's Office for Davidson County, Tennessee, dated February 1, 2011 and recorded on February 3, 2011.

The said Mary Margaret Leuer has since died testate on June 7, 2015, her Small Estate and Last Will and Testament having been probated of record in Docket No. 15P-1588 in the Probate Division of the Circuit Court for Davidson County, Tennessee. The Mary Margaret Leuer Trust, dated March 11, 2004, as modified by the October 2007 Amendment and Complete Restatement of the Declaration of the Mary Margaret Leuer Trust dated October 10, 2007, appoints Michael J. Vetter to serve as Successor Trustee in the event Mary Margaret Leuer becomes unable to act as Trustee.

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: 225 Cana Circle, Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20170011678 DEEDWARRSP
Recvd: 02/08/17 12:18 2 pgs
Fees:13.00 Taxes:832.50
20170208-0013292

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 7th day of February, 2017.

Michael J. Vetter, Successor Trustee of the Mary Margaret Leuer Trust

State of Tennessee)
County of Davidson)

On this 7th day of February, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael J. Vetter, the bargainor(s), 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 the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 225,000.00.**

Affiant

Sworn and subscribed before me on this the 7th day of February, 2017.

Notary Public

My Commission Expires: 5-8-17

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Lynn Berry Gregory 225 Cana Circle Nashville, TN 37205	NEW OWNER	129-11-0A-225.00-CO