THIS INSTRUMENT PREPARED BY:

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File No. 5878

Davidson County DEEDWARR
Recvd: 03/03/17 11:07 5 pgs
Fees:28.00 Taxes:684.50
20170303-0021278

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

Subscribed and sworn to before me as of the 28th day of February 2017.

Notary Public

My Commission Expires: 3-6-18

JANET E. GERO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 6, 2018

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Beverly Wallace 434 Siena Drive Nashville, TN 37205	Same	129-11-0-A-434.00CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Buford D. Osborn, widow**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Beverly Wallace, and an unmarried woman,** hers heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 434, 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 1B, of record in Book 6237, page 665, as amended in Book 6519, page 187, and Book 6834, page 449, 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, as amended. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase 1B, attached as Exhibit "B" to said Master Deed for property identification.

Being the same property conveyed to Buford D. Osborn and Lavenia Osborn, husband and wife by Warranty Deed from Don R. Hays, Trustee and wife, Brenda S. Hays, of record in Instrument No. 20150602-0051306, Register's Office for Davidson County, Tennessee, dated May 27, 2015 and recorded on June 02, 2015.
The said Lavenia Osborn died on October 8, 2015, leaving her husband, Buford D. Osborn, as the surviving tenant by the entirety. Buford D. Osborn having never remarried.

Being also known as: 434 Siena Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her/his heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Grantor further covenants and binds herself, his/her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his/her heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his/her name to be affixed hereto as of the 28th day of February, 2017.

Buford D. Osborn, widow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Buford D. Osborn,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee this 24th day of February, 2017.

Notary Public

My Commission Expires: 3-6-18

JANET E. GERO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 6, 2018

EXHIBIT A
EXCEPTIONS

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Easements or claims of easements not shown by the Public Records.

Taxes for the year 2017, a lien not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
The premises herein insured 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 the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry, Phase 1B, (a Horizontal Property Regime) of record in Book 6237, Page 665 and amended in Book 6834, page 449, both in the Register's Office for Davidson County, Tennessee.

By-Laws of The Cloister at St. Henry of record in Book 6042, Page 602 (page 650), amended by Book 6519, page 187, Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376 and Instrument No. 20140219-0014189, in the Register's Office for Davidson County, Tennessee.

Charter of The Cloister Owners Association of record in Book 6076, Page 203, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictions, Covenants and Easements for Cloister at St. Henry, a Condominium, of record in Instrument Number 20101228-0102374, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

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 6208, Page 137, in the Register's Office for Davidson County, Tennessee.

Rights of tenants, as tenants only, under recorded or unrecorded leases.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 157, in the Register's Office for Davidson County, Tennessee.

Easement for ingress and egress of record in Book 6673, Page 133, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6145, Page 293 and Book 6824, page 870, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6065, page 127, Book 6065, page 132, Book 6314, page 16, Book 6314, page 21, Book 7893, page 299 and Book 7893, page 451, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 455, Book 5200, page 676, Book 6250, page 924, Book 6250, page 585, as shown on the Plat attached as Exhibit "B" to Master Deed for Cloister at St. Henry Phase IB of record in in Book 6237, page 665, and as shown on the Plat attached as Exhibit "B" to the Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, a condominium, recorded as Instrument No. 20101228-0102374, all in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

The taxes for 2017 have been prorated at closing and are assumed by Grantee.

True Copy Certification

I, Evelyn Watkins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Rex Chamberlain, a notary public for this county and state, Evelyn Watkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-22-20

{Notary' Seal}

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY