WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170027241 DEEDWARR
Recvd: 03/31/17 10:43 2 pgs
Fees:13.00 Taxes:888.00
20170331-0031501

G-TG-17-266

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/3/19 (AFFIX SEAL)

KIMBRA SPANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phyllis Shulman	Guaranty Trust Company	
(NAME) **266 Cana Circle**	(NAME) 316 Robert Rose Drive 316 K	**129-11-0A-266.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUTH P. TUGGLE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHYLLIS SHULMAN, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Unit No. 266 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 IC, of record in Book 6675, Page 173, 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 of record in Plat Book 5200, Page 676 for a more particular description.

Being the same property conveyed to Ruth P. Tuggle, unmarried by Sublease and Conveyance of Condominium Apartment Deed from Elizabeth Wepy Concannon, unmarried of record in Instrument No. 20000807-0078361 Register's Office for Davidson County, Tennessee, dated July 28, 2000 and recorded on August 07, 2000.
Being the same property conveyed to Ruth P. Tuggle, unmarried by Warranty Deed from St. Henry's Property Development, Inc of record in Instrument No. 20110405-0026181 Register's Office for Davidson County, Tennessee, dated March 29, 2011 and recorded on April 05, 2011.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 455, Book 5200, page 529, Book 5200, page 676, Book 6250, page 585, Book 6250, page 914, 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.
- 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 IC, of record in Book 6675, Page 173, as corrected by Surveyor's Certificate of Correction in Instrument Number 20080402-0032958, 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 The Cloister at St. Henry, a Condominium, of record in Instrument Number 20101228-0102374, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6933, Page 927, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 11264, Page 774, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Instrument Number 20110218-0013927, in the Register's Office for DavidsonCounty, 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 Number 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.
• Charter of The 2010 Cloister Owners' Association of record in Instrument No. 20101214-0099488, in the Register's Office for Davidson County, Tennessee.
• Terms and Provisions of Ground Lease dated August 31, 1982, by and between James D. Niedergeses, Bishop of the Diocese of Nashville, Lessor, and St. Henry's Property Development, Inc., Lessee of record in Book 5961, Page 657 and Book 6922, Page 282, in the Register's Office for Davidson County, Tennessee.
• Terms and Provisions of Ground Lease dated June 3, 1985, by and between James D. Niedergeses, Bishop of the Diocese of Nashville, Lessor, and St. Henry's Property Development, Inc., Lessee of record in Book 6596, Page 608, in the Register's Office for Davidson County, Tennessee.
• 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, Book 6824, page 870, Book 6862, page 384, 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 7893, page 299 and Book 7893, page 451, in the Register's Office for Davidson County, Tennessee.
• Subject to provisions set out in the deed of record in Instrument No. 20110218-0013931, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement of record in Instrument Number 20160824-0088443, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **266 Cana Circle , Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 22nd DAY OF MARCH, 2017.

Ruth P. Tuggle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of March, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212