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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170411480** BILL GARRETT, Davidson County Trans:T20170039919 DEEDWARR Recvd: 05/10/17 12:18 2 pgs Fees:13.00 Taxes:962.00 20170510-0046477	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Coleen Newcomb Affiant Subscribed and sworn to before me, this 4th day of May, 2017. Notary Public My Commission Expires: BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-25-2020

WARRANTY DEED

Address New Owner: Patricia H. Hughes 906 Glenmary Court Nashville TN 37205-3589	Send Tax Bills To: Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	Tax Information: Tax Parcel ID No. 129-11-0A-906.00-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, **Shirley A. Green, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia H. Hughes, an unmarried woman** ("Grantee"), her 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. 906 of Phase 1-D, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, as shown on Exhibit B of the Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, a Condominium, of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee, and being formerly known as Unit No. 95-L, as shown on Exhibit B of Master Deed for The Cloister at St. Henry, Phase 1D, recorded in Book 6933, page 927, as amended in Book 7404, page 766, Register's Office for Davidson County, Tennessee, to which references are hereby made for a more particular description of said unit, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Declaration of Restrictions, Covenants and Easements and in said Master Deed.

Being the same property conveyed to Shirley A. Green, unmarried, by Warranty Deed from William F. Robinson and Mary R. Robinson, husband and wife, dated July 27, 2011, of record in Instrument No. 20110805-0060543, corrected in Instrument No. 20110902-0068476, Register's Office for Davidson County, Tennessee.

The execution of this instrument is effected by the signature of Julie Knestrick as Attorney-in-fact for Shirley A Green, which Power of Attorney is recorded in Instrument No. 20170510-0046476, in said Register's Office.

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.

Taxes for the year 2017, a lien not yet due and payable.
Subject to any and all matters as shown on plat of record in Plat Book 6250, Page 979, Register's Office for Davidson County, Tennessee.
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 1Dof record in Book 6933, Page 927, Book 6042, page 602, as Amended in Book 7404, page 766, Book 6519, page 187, Book 7590, page 273 and Book 9269, page 285 and in Instrument No. 20020109-0003376, Register's Office for Davidson County, Tennessee.

Subject to By-Laws filed of record in Book 6042, Page 650, Book 7590, Page 273, Book 9269, Page 285, and in Instrument No. 20020109-0003376 and Instrument No. 20140219-0014189, Register's Office for Davidson County, Tennessee.
Charter of the Home Owners Association filed of record in Book 6076, Page 203, Register' s Office for Davidson County, Tennessee.
Subject to ground lease of Record in Book 6922, Page 282, Register's Office for Davidson County, Tennessee.
Easement to Metro Government of Nashville filed of record in Book 4191, Page 157 and in Book 6862, Page 384, 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 Instrument Number 20101228-0102374, Book 6076, page 203 and Book 7306, page 289, 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
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, 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.
Terms and Provisions of Ground Lease 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 6922, Page 282, 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 7306, page 140, Book 7306, page 155, Book 7893, page 299, Book 7893, page 394 and Book 7893, page 451 and Instrument No. 20090921-0087988, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 906 Glenmary Court Nashville TN 37205-3589

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 4th day of May, 2017.

Shirley A. Green by Julie Knestrick Attorney in Fact

Shirley A. Green by Julie Knestrick
as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Julie Knestrick,** 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 **Attorney-in-fact for Shirley A Green,** of 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 4th day of May, 2017.

Notary Public My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018