THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170411403

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $222,500.00.

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2017.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20170045235 DEEDWARR
Recvd: 05/26/17 15:18 2 pgs
Fees: 13.00 Taxes: 823.25
20170526-0052949

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert C. Plageman, Sr. 293 Cana Circle Nashville TN 37205	New Owner	Tax Parcel ID No. 129-11-0A-293.00-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, **Jean Long, as Trustee of The Estelle S. French Living Trust for James Martin Kennon, Jane Gardner, Dorothy A. Daniel and Jean Long, dated October 12, 2007** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert C. Plageman, Sr., a single man**, ("Grantee"), his 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. 102-L, on the Horizontal Property Regime for The Cloister at St. Henry, Phase 1-D, as recorded in the Master Deed of record in Book 6933, page 927 as amended in Book 7404, page 766, 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 Edgar R. French and wife, Estelle S. French, by deed from St. Henry's Property Development, Inc., of record in Book 7435, page 541 , dated December 22, 1987 , said Register's Office.

Edgar R. French and wife, Estelle S. French conveyed their interest to Estelle S. French, by deed of record in Book 8467, page 976, dated October 8, 1991, said Register's Office.

Being further conveyed to Estelle S. French by deed from St. Henry's Property Development, Inc., of record in Instrument No. 20110405-0026187, dated March 29, 2011, said Register's Office.

Estelle S. French conveyed her interest in the subject property to Robert Gardner and Jean Long, Co-Trustees of the Estate S. French Living Trust for James Martin Kennon, Jane Gardner, Dorothy A. Daniel and Jean Long, by quitclaim deed of record in Instrument No. 20140512-0040606, dated September 9, 2013, said Register's Office. Robert Gardner filed a declination to serve in the Seventh Circuit Court for Davidson County, Tennessee on October 4, 2016 in Probate No. 16P183, leaving Jean Long as sole Trustee.

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-293.00-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 Boundary Plan of record in Plat Book 5200, page 455, said Register's Office.

Matters shown on the Plan of record in Plat Book 6250, page 979, 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.

Storm Water Detention Agreement of record in Book 6824, page 870 and Book 6862, page 384, said Register's Office.

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.

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

Master Deed of record in Book 6933, page 927 and amended in Book 7404, page 766, 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 Instrument No. 20101228-0102374, said Register's Office.

ByLaws for The Cloister at St. Henry of record in Book 6042, at page 644, (Master Deed of record in Book 6042, page 602) amended in Book 6519, page 187, Book 7590, page 273 and Instrument No. 20140219-0014189, said Register's Office.

This is improved property located at 293 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 23rd day of May, 2017.

Jean Long, Trustee

Jean Long, as Trustee of The Estelle S. French Living Trust for James Martin Kennon, Jane Gardner, Dorothy A. Daniel and Jean Long

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jean Long 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 Estelle S. French Kiving Trust for James Martin Kennon, Jane Gardner, Dorothy A. Daniel and Jean Long, dated October 12, 2007, 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 23rd day of May, 2017.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017