WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170053491 DEEDWARR
Recvd: 06/22/17 10:09 2 pgs
Fees:13.00 Taxes:887.63
20170622-0062863

O-VRES-17-0426

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Rebecca E. McGee	New Owner	
(NAME)	(NAME)	**129-11-0-A42-60-0CO**
426 Siena Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **JOYCE E. BENNER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBECCA E. MCGEE,** 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:

unmarried

Land in Davidson County, Tennessee, being Unit No. 426, as shown on the Condominium Site Plan, Plat for Phase IB of Lot 2, The Cloister at St. Henry, filed as Exhibit B to and established by the Master Deed of record in Book 6237, Page 665 and amended in Book 6834, Page 449, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Joyce E. Benner, unmarried by Warranty deed from St. Henry's Property Development, Inc of record in Instrument No. 20110209-0011395 Register's Office for Davidson County, Tennessee, dated February 01, 2011 and recorded on February 09, 2011.

SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBER 20170622-0062862.

This conveyance is subject to:

- Taxes for the year 2017, a lien not yet due and payable;
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment;
- Rights of claims and parties in possession not shown by the public records;
- Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- Taxes or special assessments which are not shown as existing liens by the public records;
- 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;
- 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 The Cloister at St. Henry, a Condominium, of record in Instrument Number 20101228-0102374, 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, in the Register's Office for Davidson County, Tennessee;
• Terms and Provisions of Ground Lease dated September 14, 1983, 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 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;
• Noted on the Warranty Deed for Unit 426, of record in Instrument No. 20110209-0011395, 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 "Declaration" being of record as Instrument No. 20101228-0102374, in the 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;
• 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;
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **426 Siena Drive, 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 16th DAY OF JUNE, 2017.

Joyce E. Benner by Gregory David Phillipy, Attorney-In-Fact

Joyce E. Benner by Gregory David Phillipy, 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, Gregory David Phillipy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOYCE E. BENNER, and who acknowledged he/she/they executed the same as the free act and deed of the said JOYCE E. BENNER.

Witness my hand and official seal, this the 16th of June, 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