PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170056860 DEEDWARR
Recvd: 07/03/17 14:55 3 pgs
Fees:18.00 Taxes:549.45
20170703-0066956

W & I Ref: (RF) Title No.: 59039

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Dreger Frank A. Dreger 450 Siena Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 129110A45000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$148,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John H.A. Maguire, as surviving tenant by the entirety**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **the following Grantees as tenants in common with rights of survivorship, Diana D. Dreger as to a twenty-four and one-half interest (24.5%), Christopher Dreger as to a twenty-four and one-half interest (24.5%), Alice D. Dreger as to a twenty-four and one-half interest (24.5%), Paul Dreger as to a twenty-four and one-half interest (24.5%), Frank A. Dreger as to one interest (1%) and Mary Dreger as to one interest (1%)** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 450 of The Cloister at St. Henry Phase 1B, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6237, page 665 amended in Book 6834, page 449, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to John H.A. Maguire and Norma J. Maguire, husband and wife, by Sublease and Conveyance of Condominum Apartment from Edward A. Rappuhn, individually and as Executor of the Estate of Ann N. Rappuhn joined by Jeffrey G. Rappuhn and William S. Rappuhn, dated March 26, 2010, recorded April 1, 2010 of record in Instrument No. 20100401-0024609, and by Warranty Deed from St. Henry's Property Development, Inc. dated March 15, 2011, recorded March 18, 2011 of record in Instrument No. 20110318-0021443, Register's Office for Davidson County, Tennessee. The said Norma J. Maguire has since died.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record shown as Exhibit "B" to the Master Deed of record in Book 6237, page 665 amended in Book 6834, page 449, said Register's Office, to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6237, page 665 amended in Book 6519, page 187; Book 6834, page 449; Instrument No. 20101228-0102374; Instrument No. 20140219-0014189, Book 6042, page 602 amended in Book 7590, page 273; Book 9269, page 285 and Instrument No. 20020109-0003376, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.
Charter of The Cloister Owners Association of record in Book 6076, page 204, said Register's Office.
Easement for sanitary sewers and/or storm drainage of record in Book 4191, page 157, said Register's Office.
Subject to terms and conditions of Ground Lease by and between James D. Niedergeses Bishop of the Diocese of Nashville and St. Henry's Property Development Inc. dated September 14, 1983 of record in Book 6208, page 137, said Register's Office.

This instrument is executed on behalf of John H.A. Maguire by Julie Maguire Vallejo pursuant to a Power of Attorney executed by him on the 22nd day of June, 2017, of record in Instrument No. 20170703-0066955 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 450 Siena Drive, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2017.

John H.A. Maguire by Julie Maguire Vallejo
John H.A. Maguire, by Julie Maguire Vallejo, Attorney-in-Fact
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, the within named, **Julie Maguire Vallejo** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **John H.A. Maguire**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2017.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $148,500.00.

Julie Maguire Vallejo
Affiant

Sworn and subscribed before me this 30th day of June, 2017.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

EXHIBIT "A"

To

Warranty Deed

FROM: John H.A. Maguire

TO: Mary Dreger and Frank A. Dreger

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Julie Maguire Vallejo

Julie Maguire Vallejo, Affiant

Sworn to and subscribed before me this 30th day of June, 2017.

Notary Public

My Commission Expires: _____

