Prepared by:
Richard Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170056963 DEEDWARR
Recvd: 07/05/17 08:54 3 pgs
Fees: 18.00 Taxes: 777.00

20170705-0067091

R-VRES-17-209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

KG
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TYRA HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON C
My Commission Expires 6-11-2

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)
Mason D. Currey, III and Dorothy B. Smith	New Owner	
(NAME)	(NAME)	**129-11-A-209.00CO**
209 Cana Circle		
(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, **FIFTY FORWARD, CONSERVATOR FOR CAROL A. ST. GERMAIN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MASON D. CURREY, III AND DOROTHY B. SMITH, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. 209, The Cloister at St. Henry, Phase I-A, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 6042, Page 602, 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 656 for a more particular description.

Being the same property conveyed to Carol M. Arnold, Widowed, now known as Carol S. St. Germain, by Warranty Deed from St. Henry's Property Development, Inc., recorded March 18, 2011 in Instrument No. 20110318-0021439 and further being the same property conveyed to Carol M. Arnold by Sublease and Conveyance of Condominium Apartment from Robert A. Taylor, recorded February 1, 1993 in Book 8853, Page 702, Register's Office for Davidson County, Tennessee. Said Unit is also part of the same property conveyed to St. Henry's Property Development, Inc. by Quitclaim Deed from Most Reverend David R. Choby, Bishop of the Catholic Diocese of Nashville, as Trustee, recorded December 22, 2010 in Instrument No. 20101222-0101678, Register's Office for Davidson County, Tennessee.

Fifty Forward having been appointed Conservator of Carol St. Germain of record in Case No. 13P1852 in the Seventh Court for Davidson County Tennessee probate Division, the same hereby executes this deed to convey Carol St. Germain's interest in said property pursuant to an Order Approving Sale of Real Property located at 209 Cana Drive, Nashville, Tennessee of record in herein above-referenced case.

This conveyance is subject to:

• All matters shown on the Plan of record in Plat Book 5200, Page 455, Book 5200, Page 529, Book 5200, Page 656 and Book 5200, Page 676, 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.

• 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 IA, of record in Book 6042, Page 602, Book 6071, Page 149, as corrected in Book 6237, Page 660, 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.

• 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.

• 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 in the Register's Office for Davidson County, Tennessee.

• Non-Disturbance Agreement of record in Book 7306, Page 289, 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.

• Storm Water Detention Agreements of record in Book 6145, Page 293, Book 6824, Page 870, Book 6862, Page 384, in the Register's Office for Davidson County, Tennessee.

• Deeds 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.

• Provisions set out in the deeds of record Book 8853, Page 702, and Instrument Nos. 20101222-0101678 and 20110318-0021439, 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: **209 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 30th DAY OF JUNE, 2017.

Fifty Forward, Conservator for Carol A. St. Germain

BY: Jacqueline Kutcher Agent for Conservator FiftyForward
Jacqueline Kutcher
Care Team Care Manager

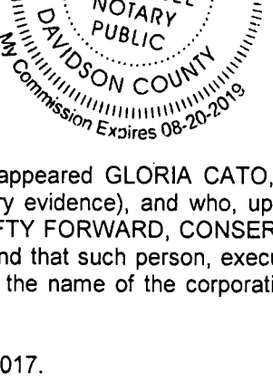
BY: Gloria Cato Agent for Conservator Fifty Forward
Gloria Cato
Care Team Social Worker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JACQUELINE KUTCHER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CARE TEAM CARE MANAGER of FIFTY FORWARD, CONSERVATOR FOR CAROL A. ST. GERMAIN, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CARE TEAM CARE MANAGER.

Witness my hand and official seal, this the 30th of June, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared GLORIA CATO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CARE TEAM SOCIAL WORKER of FIFTY FORWARD, CONSERVATOR FOR CAROL A. ST. GERMAIN, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CARE TEAM SOCIAL WORKER.

Witness my hand and official seal, this the 30th of June, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

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