Davidson County DEEDWARR
Recvd: 07/14/17 08:24 6 pgs
Fees:33.00 Taxes:962.00
20170714-0070714

17-06-009

THIS INSTRUMENT WAS PREPARED BY:

Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Irene Levesque
Affiant

Subscribed and sworn to before me, this 13 th day of July 2017.

Notary Public

My Commission Expires: 1/2/18

SCOTT D. WEISS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:
Donald Levesque and
wife, Irene Levesque
808 Marquette Drive
Nashville, TN 37205

Send Tax Bills To:
NEW OWNER

Map-Parcel Number
129110A80800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **H. EDWARD HOUK, JR., EXECUTOR of the Estate of Myra L. Houk, deceased**, and **H. EDWARD HOUK, JR., and SUE ANN HOUK MONGER, individually,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DONALD LEVESQUE AND WIFE, IRENE**

LEVESQUE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 106R, as shown on the Condominium Site Plan for The Cloister at St. Henry, Phase 1D, filed as Exhibit A to and established by the Master Deed of record in Book 6933, page 927 and amended in Book 7404, page 766, 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 description.

Being the same property conveyed to Myra L. Houk by Warranty Deed from St. Henry's Property Development, Inc., of record in Instrument No. 20110405-0026174, Register's Office for Davidson County, Tennessee, and by Sublease and Conveyance of Condominium Apartment from Vance W. Anderson, a widow, of record in Instrument No. 199912280306592, Register's Office for Davidson County, Tennessee; the said Myra L. Houk having since died and pursuant to her Will in the Probate Court for Davidson County, Tennessee, Case No. 16P-1508, H. Edward Houk, Jr. was appointed as the Executor of her estate. H. Edward Houk, Jr. and Sue Ann Houk Monger are the sole heirs-at-law, and the sole beneficiaries of the estate, of Myra L. Houk.

Subject property is not the usual place of residence of any of the Grantors.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Subject to the conditions, restrictions, options, encumbrances, liens, assessments, easements and undertakings contained in the Master Deed for The Cloister at St. Henry, of record in Book 6042, page 602, and Book 6933, page 927, as amended at Book 7404, page 766, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions, Covenants & Easements for The Cloister at St. Henry, Phase 1D, of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee.

   Without limitation of the foregoing, Section 22 provides:

The vesting of the Leasehold Interest in said Leasehold Unit and the fee simple interest in the corresponding Unit in the same person(s) shall not merge the Leasehold Interest and fee simple interest unless and until the Leasehold Termination Date has occurred with respect to this unit. Until the Leasehold Termination Date has occurred with respect to this unit, this transfer of the fee simple interest in the Unit is subject to the terms of Ground Lease of record in Book 6922, Page 282, said Register's Office and the fee simple interest and the leasehold interest are not merged by the vesting of both interest in the same person(s).

4. Subject to By-Laws of record in Book 6042, page 650, as amended at Book 6519, page 187, Book 7590, page 273, and further amended at Instrument No. 20140219-0014189, Register's Office for Davidson County, Tennessee, and the terms, conditions, liens, encumbrances, and assessment rights contained therein.

5. Subject to the terms and conditions contained in the Ground Lease of record in Book 6922, page 282, Register's Office for Davidson County, Tennessee, as Subleased and Assigned by instruments of record in Book 4750, page 179, and Book 9123, page 274, said Register's Office, and Non-Disturbance Agreement of record in Book 7306, page 289, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances to Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20160824-0088443, Register's Office for Davidson, Tennessee.

7. Matters shown on the Plan of record in Book 6250, page 979, Register's Office for Davidson County, Tennessee.

8. Rights of others in and to the common elements.

This is improved property known as: **808 Marquette Drive, Nashville, TN 37205.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs and assigns, forever; and Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantors further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of July, 2017.

EXECUTOR

H. EDWARD HOUK, JR., EXECUTOR
of the Estate of Myra L. Houk, deceased

H. EDWARD HOUK, JR.

Sue Ann Houk Monger

SUE ANN HOUK MONGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **H. EDWARD HOUK, JR., EXECUTOR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 13th day of July, 2017.

Notary Public

NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/6/17

692325.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **H. EDWARD HOUK, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 13th day of June, 2017.

Notary Public

My Commission Expires: 11/6/17

STATE OF NEBRASKA)
COUNTY OF LANCASTER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUE ANN HOUK MONGER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Lincoln, Nebraska, this 30 day of June, 2017.

Notary Public

My Commission Expires: May 1, 2020

GENERAL NOTARY - State of Nebraska
LANA J. HOLMES
My Comm. Exp. May 1, 2020

692325.1

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SCOTT D. WEISS

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state SCOTT D. WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public