Davidson County DEEDWARR
Recvd: 07/28/17 09:54 4 pgs
Fees:23.00 Taxes:795.50
20170728-0076537

33813

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33813-07-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Affiant Subscribed and sworn to before me this 25th day of July, 2017. Notary Public My Commission Expires:

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2018

WARRANTY DEED

Address New Owner: Virginia C. Team 101 Cloister Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 129 11 0 A 101 00CO

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 M. Weaver, Trustee U/A/D 8/3/2004 of the McClure Revocable Living Trust, as restated by the Restated Revocable Trust Agreement for the Dorothy McClure Revocable Trust dated 9/10/2013, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Virginia C. Team ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 101 Cloister Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 18th day of July, 2017.

Jean M. Weaver, Trustee

Jean M. Weaver, Trustee UAD 8/3 /2004 of the McClure Revocable Living Trust, as restated by the Restated Revocable Trust Agreement for the Dorothy McClure Revocable Trust dated 9/10/2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jean M. Weaver, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Trustee UAD 8/3 /2004 of the McClure Revocable Living Trust, as restated by the Restated Revocable Trust Agreement for the Dorothy McClure Revocable Trust dated 9/10/2013, a Revocable Trust, and as such executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 18th day of July, 2017.

Notary Public

My Commission Expires:
10-7-2019

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

The leasehold estate and the fee estate in and to land in Davidson County, Tennessee, being Unit No. 101, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase 1-A, a horizontal property regime established by Master Deed of record in Book 6042, page 602, amended in Book 6071, page 149 and corrected in Book 6237, page 660, Register's Office for Davidson County, Tennessee, and in the Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, a condominium of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed and Exhibit B to the aforementioned Declaration, and being located upon Lot No. 2 on the Plan of First Revision, Condominium Site Plan, Phase 1-A The Cloister at St, Henry of record in Plat Book 5200, page 656, Register's Office for Davidson County, Tennessee..

Leasehold:
Being the same property conveyed to Dorothy McClure, Trustee U/A/D 8/3/2004 of the McClure Revocable Living Trust by Sublease and Coveyance of Condominium Apartment dated August 26, 2004 from Wilhelmina P. Blitz, unmarried of record in Instrument No. 20040830-0104700, Register's Office for Davidson County, Tennessee.
Fee:
Being the same property conveyed to Dorothy McClure, Trustee U/A/D 8/3/2004 of The McClure Revocable Living Trust by deed dated February 1, 2011 from St. Henry's Property Development, Inc. of record in Instrument No. 20110203-0009768, Register's Office for Davidson County, Tennessee.

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 129 11 0 A 101 00CO.
2. Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, of record in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee.
3. By-Laws of The Cloister at St. Henry, Phase I-A, of record in Book 6042, page 602, amended in Book 6519, page 187, Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376, and Instrument No. 20140219-0014189, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Cloister at St. Henry Phase 1-A, of record in Book 6042, page 602, amended in Book 6071, page 149 and corrected in Book 6237, page 660, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Terms and limitations imposed by Tennessee Condominium Act of 2008, T.C.A. 66-27-201, et seq.
7. All matters appearing on the Plan of record as Book 5200, page 656, Register's Office for Davidson County, Tennessee.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4191, page 157, and Book 4606, page 283, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 6145, page 293, Book 6824, page 870, and Book 6862, page 384, Register's Office for Davidson County, Tennessee.
10. Terms and conditions of the Ground Lease recorded in Book 5961, page 657, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

