THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Alice V. Ward Irrevocable Trust
276 Cana Circle
Nashville, TN 37205
SEND TAX BILLS TO:

new owner

BILL GARRETT, Davidson County
Trans:T20170077414 DEEDWARR
Recvd: 09/05/17 11:15 2 pgs
Fees:13.00 Taxes:802.90
20170905-0090926

WARRANTY DEED

(Map 129-11-A, Parcel 276.00 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **RITA B. CLAUSER, unmarried**, hereinafter referred to as "Grantor", has bargained and sold and do hereby transfer and convey unto the **ALICE V. WARD IRREVOCABLE TRUST, U/A/D September 19, 2012,** hereinafter referred to as "Grantee", it's successors and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit No.121-R created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Cloister at St. Henry, Phase ID, of record in Book 6933, page 927, as amended by instrument of record in Book 7404, page 766, 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 for The Cloister at St. Henry, Phase ID, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to RITA B. CLAUSER, by deed from MARGARET SCHELL THOMPSON, TRUSTEE OF THE MARGARET SCHELL THOMPSON REVOCABLE LIVING TRUST OF 1992, of record in Instrument No. 20111117-0090049, dated November 15, 2011, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 5200, page 455 and Plat Book 6250, page 979; Master Deed of record in Book 6933, page 927 and amended in Book 7404, page 766, Instrument No. 20101228-0102374; By-Laws for The Cloister at St. Henry 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; Ground Lease of record in in Book 5961, page 657, Book 6208, page 137, Book 6596, page 608 and Book 6922, page 282; Storm Water Detention Agreement of record in Book 6145, page 293, Book 6824, page 870 and Book 6862, page 384; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, page 157, Book 4606, page 283 and Instrument No. 20160824-0088443; Deed of Conveyance in Book 6065, page 127, Book 6065, page 132, Book 7893, page 304, Book 7893, page 390, Book 7893, page 447 and Book 7893, page 451; Boundary Line Agreement in Instrument No 20090921-0087988; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 276 Cana Circle, Nashville, TN 37205.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, it's successors and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, it's successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 28th day of August, 2017.

Rita B. Clauser by Kathleen M. Carlton per attorney in fact

RITA B. CLAUSER by KATHLEEN M. CARLTON, Her 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 Kathleen M. Carlton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of Rita B. Clauser, and acknowledged that she executed the same as the free act and deed of the said Rita B. Clauser for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. 20170905-0090925, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 28th day of August, 2017.

Bonnie L. Wigley

Notary Public

Bonnie L Wigley State of Tennessee Notary Public Rutherford County

My Commission Expires: SEPTEMBER 25, 2019

(SEAL)

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $217,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of August, 2017.

Bonnie L. Wigley

Notary Public

My commission Expires: SEPTEMBER 25, 2019

Bonnie L Wigley State of Tennessee Notary Public Rutherford County

File No. 20170707