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| **THIS INSTRUMENT WAS PREPARED BY**<br><br>Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **270,000.00.**<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September,2017.<br>Notary Public<br>MY COMMISSION EXPIRES: March 3, 2020<br>(AFFIX SEAL) |

Bill Garrett Davidson County
Batch# 150 DEEDWARR
09/11/2017 01:06:44 PM 2 pgs
Fees: $13.00 Taxes: $999.00
20170911-0092892

PRISCILLA C. URBANEK DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patricia J. Murphy | New owner | MAP 129 11 0A |
| 403 Siena Drive | | PARCEL 403.00 |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Andrew B. Green, Executor of the Estate of Ann H. Green**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia J. Murphy**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 403 of The Cloister at St. Henry, Phase 1A, a Horizontal Property Regime, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Cloister at St. Henry, Phase 1A of record in Book 6042, Page 602, amended by Amendment to Master Deed in Book 6071, Page 149, as corrected in Book 6237, Page 660, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed. Reference is hereby made to the plat for Phase 1A of Lot No. 2 The Cloister at Saint Henry of Record in Book 5200, Page 656, Register's Office for Davidson County, Tennessee for a more complete identification and description of such unit.

Being the same property conveyed to Ann H. Green by Warranty Deed from James R. Calway, Norma Calway Fagen, Kathleen T. Calway and Maureen Calway, being the Heirs at Law of James Norman Calway, deceased of record in Instrument No. 20110314-0020292, Register's Office for Davidson County, Tennessee, dated February 25, 2011 and recorded on March 14, 2011, and also being the same property conveyed to Ann H. Green by Warranty Deed from St. Henry's Property Development, Inc. of record in Instrument No. 20110314-0020294, Register's Office for Davidson County, Tennessee, dated March 01, 2011 and recorded on March 14, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for 2017 which have been prorated and assumed by Grantee; (2) Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry, Phase 1C, (a Horizontal Property Regime) of record in Book 6042, Page 602 and amended in Book 6071, Page 149; (3) 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; (4) Charter of record in Book 6076, Page 203; (5) Covenants, Conditions and Restrictions of record in Instrument No. 20101228-0102374; (6) Terms and Provisions of Ground Lease dated August 31, 1982, of record in Book 5961, Page 657 (has been bought out with respects to this unit); (7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 157; (8) Easement for ingress and egress of record in Book 6673, Page 133; (9) Storm Water Detention Agreement of record in Book 6145, Page 293 and Book 6824, Page 870; (10) Deed 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; (11) all matters shown on the Plan of record in Plat Book 5200, Page 455, Book 5200, Page 529, Book 5200, Page 676, Book 6250, Page 914, 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: (12) All applicable governmental and zoning regulations.

This is IMPROVED property known as **403 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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 hand this the 6 day of September 2017.

The Estate of Ann H. Green

BY: _____, Executor
Andrew B. Green, Executor

STATE OF South Carolina
COUNTY OF Charleston

Before me, a Notary Public in and for said State and County, personally appeared Andrew B. Green, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the **Estate of Ann H. Green Estate**, and is authorized by the Estate to execute this instrument on behalf of the ESTATE.

Witness my hand and seal this the 6 day of September 2017.

My Commission expires 10.24.2024

_____
Notary Public

FORTUNA KRASINSKAS NOTARY PUBLIC COM. EXP. 10-24-2024 SOUTH CAROLINA



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