WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 53315 DEEDWARR
01/31/2018 09:05:54 AM 2 pgs
Fees: $13.00 Taxes: $810.12

20180131-0009679

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,950.00

JAnderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2018.

JAnderson
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Joseph Boatright	New Owner	129-11-0A-305.00-CO
(NAME)	(NAME)	
305 Cana Circle		
(ADDRESS)	(ADDRESS)	
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, LILY CAMPION, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO, DONALD JOSEPH BOATRIGHT,* HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *an unmarried man

Land in Davidson County, Tennessee, being Unit No. 305, on the Horizontal Property Regime for The Cloister at St. Henry, Phase 1C, as recorded in the Master Deed of record in Book 6675, page 173, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to THERESA G. CAMPION, by deed from KATHERINE S. MAJOR AND ROBERT WAYNE MCCRARY, SR. AND JACK DEAN MCCRARY, II, HEIRS OF HELEN MCILHENNY, of record in Instrument No. 20030327-0040254, dated March 27, 2003, said Register's Office.

Being the same property conveyed to THERESA G. CAMPION, by deed from ST. HENRY'S PROPERTY DEVELOPMENT, INC. of record in Instrument No. 20110209-0011388, dated February 1, 2011, said Register's Office.

THERESA G. CAMPION died on or about August 7, 2017. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), under Docket No. 17P1585, devised the subject property to her granddaughter, LILY CAMPION.

This conveyance is subject to: 2018 property taxes which are a lien, but not yet due and payable; all matters as shown on the Horizontal Property Regime for The Cloister at St. Henry, Phase 1C, as recorded in the Master Deed of record in Book 6675, page 173, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed; and any and all restrictions and easements of record.

Grantor and Grantee intend that the vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold Interest and the fee simple interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to that Unit.

unimproved ☐

This is improved ☒ property, known as 305 Cana Circle, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 26th day of January, 2018.

Lily Campion by Gerald C. Wigger, atty in fact

Lily Campion
By: Gerald C. Wigger, 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, Gerald C. Wigger, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Lily Campion as her duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Lily Campion.

Witness my hand and official seal at Nashville, TN, this 26th day of January, 2018.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/4/18