Bill Garrett Davidson County
Batch# 57538 DEEDWARR
02/12/2018 08:57:47 AM 4 pgs
Fees: $23.00 Taxes: $629.00
20180212-0013584

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN 38464
File #M4710klm

FROM: BERNARD NIEDERGESES, A SINGLE PERSON

TO: S. JAY GIBSON AND BARBARA A. GIBSON AND BERNARD NIEDERGESES, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON

WARRANTY DEED

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 which is hereby acknowledged, I, BERNARD NIEDERGESES,A SINGLE PERSON, have bargained and sold, and by these presents, do transfer and convey unto the said S. JAY GIBSON AND BARBARA A. GIBSON AND BERNARD NIEDERGESES, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, their heirs and assigns, certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Located in Davidson County, Tennessee, being **Unit No. 103R**, on the plan of Condominium Site Plan for The Cloister at St. Henry, Phase I-D, filed as Exhibit A to and established by Master Deed of record in Book 6933, Page 927, as 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, to which reference is hereby made for a more complete description.

This conveyance is subject to the following:

1. Subject to all easements, restrictive covenants and conditions and other matters of record including all items set out on any applicable plat of record, and including, but not limited to the St. Henry's Property Development, Inc. Ground Lease(s) of record, beginning in Book 6922, Page 282, Register's Office for Davidson County, Tennessee, including any amendments or extensions thereof, the Declaration of Restrictions, Covenants and Easements for the Cloister at St. Henry of record in Instrument #20101228-0102374 and the leasehold interest of the current owner/occupants of the unit.
2. Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Bernard Niedergeses by Warranty Deed from St.Henry's Property Development. Inc, dated December 3, 2013 of record in Instrument No. 20131206-0124286, Register's Office for Davidson County, Tennessee.

PREPARED BY INFORMATION SUPPLIED BY THE PARTIES. NO TITLE SEARCH REQUESTED.

The parties acknowledge that while T.C.A. 66-1-107 specifically abolishes Survivorship in Joint Tenancy, under the authority of Tennessee case law interpreting this section as not prohibiting the creation of the estates in survivorship, the parties hereto expressly intend under this instrument that T.C.A. 66-1-107, be inapplicable and that an estate of survivorship be created. The parties herein, by their signing of this instrument, acknowledge that the tenancy in common normally created is not created herein, and that the right of survivorship attaches to the tenancy created hereunder the expressed intention and agreement of the parties. It is the intention that the last survivor of S. JAY GIBSON AND BARBARA A. GIBSON AND BERNARD NIEDERGESES shall, by virtue of being the last survivor, receive one hundred percent (100%) of the property in fee.

MAP & PARCEL 129-11-O-A 820.00

PROPERTY ADDRESS: 820 MARQUETTE 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 S. JAY GIBSON AND BARBARA A. GIBSON AND BERNARD NIEDERGESES, their heirs and assigns forever. And I do covenant with the said S. JAY GIBSON AND BARBARA A. GIBSON AND BERNARD NIEDERGESES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for matters set out above.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to S. JAY GIBSON AND BARBARA A. GIBSON AND BERNARD NIEDERGESES, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 31st DAY OF January, 2018.

Bernard Niedergeses
BERNARD NIEDERGESES

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of January, 2018, before me personally appeared BERNARD NIEDERGESES, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained and expressed.

Witness my hand and seal at the City of Nashville, in the State of Tennessee.

SEAL

ELLA HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 5/5/20

WITNESS OUR HANDS THIS 5TH DAY OF January, 2018.

S. JAY GIBSON

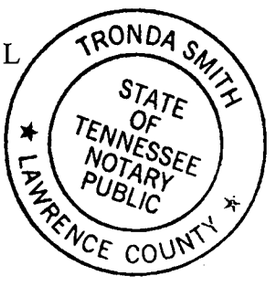
BARBARA A. GIBSON

STATE OF TENNESSEE
COUNTY OF Lawrence

On this 5th day of January, 2018, before me personally appeared S. JAY GIBSON AND BARBARA A. GIBSON, to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed.

Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

SEAL



NOTARY PUBLIC
My Commission Expires: 4/23/18

WITNESS MY HAND THIS 31st DAY OF January, 2018.

Bernard Niedergeses
BERNARD NIEDERGESES

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of January, 2018 before me personally appeared, BERNARD NIEDERGESES, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as their free act and deed and for the purposes therein contained and expressed.

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Barbara A. Gibson
AFFIANT

Subscribed and sworn to before me this 31st day of January, 2018

SEAL

ELLA HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ella Hazard
NOTARY PUBLIC
My Commission Expires: 5/8/20

NEW OWNER(S): S. JAY GIBSON AND BARBARA A. GIBSON AND BERNARD NIEDERGESES

ADDRESS: P.O. Box 309 Lawrenceburg, TN 38464

SEND TAX-BILLS TO:

Barbara Gibson
P.O. Box 309
Lawrenceburg, TN 38464

MAIL RECORDED DOCUMENT TO:

Barbara Gibson
P.O. Box 309
Lawrenceburg, TN 38464