Bill Garrett Davidson County
Batch# 75531 DEEDWARR
04/02/2018 02:35:07 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20180402-0030536

G#30563-2

WARRANTY DEED

Return To:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of March, 2018.

Notary Public

My commission expires:
(AFFIX SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Julia Holly East	**"New Owner"**	**129110A50800CO**
508 Loyola Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Evelyn M. Andre, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Julia Holly East, unmarried

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:

LAND in Davidson County, Tennessee, being Unit No. 508, as shown on the Condominium Site Plan, Plat of Phase I-B of Lot 2, The Cloister at St. Henry, a Horizontal Property Regime, filed as Exhibit "B" to and established by the Master Deed of record in Book 6237, Page 665, as amended in Book 6834, Page 449, and in Exhibit "B" to the Declaration of Restrictions, Conditions and Easements for The Cloister at St. Henry, a Condominium, December 27, 2010, of record in Instrument No. 20101228-0102374, 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 the Master Deed, reference to which is hereby made for a more complete identification and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

BEING the same property transferred, conveyed and leased to Evelyn M. Andre, unmarried, by Sublease and Conveyance of Condominium Apartment dated April 15, 2011, from Albert H. Dyson and spouse, Ruth W. Dyson, of record in Instrument No. 20110418-0029686, and by Warranty Deed dated March 14, 2014, from St. Henry's Property Development, Inc., of record in Instrument No. 20140325-0024299, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Evelyn M. Andre, pursuant to a Specific Power of Attorney executed by her on the 27th day of February, 2018, of record in Instrument No. 20180402-0030535, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "B" to the Amendment to the Master Deed of record in Book 6834, Page 449, and on Exhibit "B" to the Declarations of record in Instrument No. 2010228-0102374, said Register's Office;

2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4191, Page 157, Register's Office for Davidson County, Tennessee;

3) All matters shown on the Boundary Plat of record in Book 6250, Page 585, Register's Office for Davidson County, Tennessee;

4) Storm Water Detention Agreements of record in Book 6145, Page 293, and in Book 6824, Page 870, Register's Office for Davidson County, Tennessee;

5) Charter of The Cloister Owners Association of record in Book 6076, Page 203, as amended in Instrument Nos. 20140219-0014188 and 20140507-0039179, Register's Office for Davidson County, Tennessee;

6) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry, Phase I-B Condominiums, of record in Book 6237, Page 665, as amended in Book 6834, Page 449, said Register's Office;

7) By-Laws of The Cloister at St. Henry Owners Association, of record in Book 6042, Page 650, as amended in Book 6519, Page 187, in Book 7590, Page 273, in Book 9269, Page 285, and as Instrument No. 20020109-0003376, Register's Office for Davidson County, Tennessee;

8) Subject to the terms and conditions of the Ground Lease of record in Book 6208, Page 137, Register's Office for Davidson County, Tennessee;

9) Deeds of Conveyances for Water and Sewer Purposes of record in Book 6314, Page 16, and in Book 6314, Page 21, said Register's Office;

10) Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, a Condominium, of record in Instrument No. 20101228-0102374, amended in Instrument No. 20140219-0014189, said Register's Office; and,

11) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **508 Loyola Drive, Nashville, TN 37205**.

Witness my/our hand(s) this **14th** day of **March, 2018.**

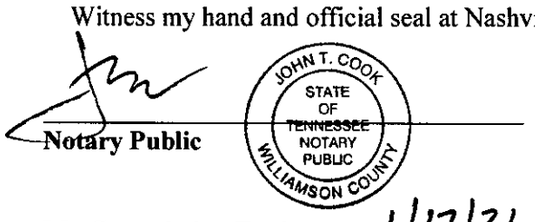
Evelyn M. Andre by Ronald Pearce, her Attorney in Fact

Evelyn M. Andre By Ronald Pearce, 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 aforesaid, the within named **Ronald Pearce,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Evelyn M. Andre,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Evelyn M. Andre** for the purpose therein contained, by signing the name of **Evelyn M. Andre** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **March, 2018.**



Notary Public

My Commission Expires: 1/17/21