30642-8

Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 80446 DEEDWARR
04/13/2018 09:31:22 AM 3 pgs
Fees: $18.00 Taxes: $943.50

20180413-0034860

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Barbara Jane Andrews	Farmington Mortgage	129 11 0A 432.00CO
(NAME)	(NAME)	
432 Siena Dr	2002 Richard Jones Road, Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Five Thousand And No/100 Dollars ($255,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jo Anne Forehand, as sole heir at law of Bonnie Jo Forehand Hyde and as devisee of the Last Will and Testament of Bonnie Jo Forehand Hyde and also as the personal representative of the Estate of Bonnie Jo Forehand Hyde,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Barbara Jane Andrews, an unmarried woman**, hereinafter called the Grantees, their 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. 432 created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code annotated, and as established by the Master Deed for The Cloister at St. Henry Phase 1-B, of record in Book 6237, Page 665, amended in Book 6834, Page 449, Register's Office for Davidson County, Tennessee, together with an 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 Cloisters at St. Henry, Phase 1-B, as attached as Exhibit "B" to the Amendment to the Master Deed of record in Book 6834, Page 449, said Register's Office.

Being the same property conveyed to Bonnie F. Hyde, a single person, by Warranty Deed from Myrtle C. Dyer, a single person dated October 29, 2015 and recorded November 04, 2015 as Instrument No. 201511040112204, in said Register's Office for Davidson County, Tennessee. The said Bonnie F. Hyde, being one and the same person as Bonnie Jo Forehand Hyde, having died testate on August 12, 2017, leaving her mother, Jo Anne Forehand, as her sole heir at law. The said property was devised to Jo Anne
Forehand by the Last Will and Testament of Bonnie Jo Forehand Hyde, of record in Docket No. 17P-1691, Probate Court for Davidson County, Tennessee.

File Number: GRN-182138SSO

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.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 432 Siena Dr, 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 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, has 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 11th day of April, 2018.

Jo Anne Forehand - Sole Heir and Devisee

Jo Anne Forehand, as sole heir at law of Bonnie Jo Forehand Hyde and as devisee of the Last Will and Testament of Bonnie Jo Forehand Hyde

Jo Anne Forehand - Personal Representative

Jo Anne Forehand, as personal representative of the Estate of Bonnie Jo Forehand Hyde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jo Anne Forehand, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained as the sole heir at law of Bonnie Jo Forehand Hyde and as devisee of the Last Will and Testament of Bonnie Jo Forehand Hyde.

Witness my hand and official seal, this the 11th of April, 2018.

Notary Public

My Commission Expires:

File Number: GRN-182138SSO

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
July 6, 2020

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jo Anne Forehand, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained as personal representative of the Estate of Bonnie Jo Forehand Hyde.

Witness my hand and official seal, this the 11th of April, 2018.

_____
Notary Public

My Commission Expires:

(SEAL)



File Number: GRN-182138SSO