(2)

This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3347**

Bill Garrett Davidson County
Batch# 98833 **DEEDWARR**
06/01/2018 10:49:00 AM 2 pgs
Fees: $13.00 Taxes: $895.40

20180601-0052248

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Martha G. Likins,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Judith Ware, an unmarried woman**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 94L, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated as established by the Master Deed for The Cloister at St. Henry, Phase ID, of record in Book 6933, page 927, as amended in Book 7404, page 766, Register's Office for Davidson County, Tennessee, together with undivided percentage in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase ID, for the property identification, as found in Book 6933, page 980, said Register's Office. Also of record in Plat Book 6250, page 979, said Register's Office.

Being the same property conveyed to Martha G. Likins by Sublease and Conveyance of Condominium Apartment from James P. O'Rourke and Charlotte O'Rourke, dated 05/18/2004 and filed for record on 05/19/2004 in Instrument Number 20040519-0058729, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Martha G. Likins by Warranty Deed from St. Henry's Property Development Inc., dated 5/29/18 and filed for record on 6/1/2018 in Instrument Number 20180601-0052247, Register's Office for Davidson County, Tennessee.

This is improved property also known as 905 Glenmary Court, Nashville, TN 37205.

Map and Parcel: 129110A90500CO

This conveyance is subject to the following:

1.) 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 Master Deed of record in Book 6933, page 927, as amended in Book 7404, page 766, Register's Office for Davidson County, Tennessee.

2.) Provisions of the Tennessee Horizontal Property Act, *Tennessee Code Annotated, Sections 66-27-201 et seq.*, incorporated herein by reference.

3.) All encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand, this 31 day of May, 2018.

Martha G. Likins -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha G. Likins, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31 day of May, 2018.

NOTARY PUBLIC

M. WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

My commission expires:
12/19/20

Grantee(s) Name, Address:	Send Tax Statement To:
Judith Ware	NEW OWNER
905 Glenmary Court	SAME
Nashville, TN 37205	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$242,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 31 day of May, 2018.

Affiant

NOTARY PUBLIC

M. WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

My commission expires: 12/19/20