**BOX 10-B**

Bill Garrett Davidson County
Batch# 116473 **DEEDWARR**
07/13/2018 04:28:03 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20180713-0068489

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 11TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **EDITH DORA WENCZL** | **SAME** | **129-11-0A-227.00-CO** |
| (NAME) **227 CANA CIRCLE** | (NAME) | |
| (ADDRESS) **NASHVILLE, TN 37205** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## *WARRANTY DEED*

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ROGER J. JOLLY AND WIFE, JANINE A. JOLLY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDITH DORA WENCZL,** 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. 227 on the Plan of First Revision Condominium Site Plat for Phase 1A of Lot No. 2, The Cloister as St. Henry of record in Plat Book 5200, page 656, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of The Cloister as St. Henry Phase 1A, a horizontal property regime established by Master Deed of record in Book 6042, page 602, amended in Book 6071, page 149, and corrected in Book 6237, page 660 and the Declaration of Restrictions, Covenants and Easements recorded as Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee. Said Unit being depicted as Exhibit "C" to the aforementioned Master Deed and as Exhibit "B" to the aformentioned Declaration.

Being the same property conveyed to Roger J. Jolly and Janine A. Jolly, husband and wife, by deed from Joseph A. Sanches and Gregory D. Glenn, both unmarried, of record in Instrument No. 20160321-0026843, dated March 21, 2016, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 5200, page 656; Declaration of Covenants, Conditions and Restrictions and Easements of record in Instrument No. 20101228-0102374; Bylaws for the The Cloister at St. Henry of record in Book 6042, page 602, amended in Book 6519, page 187, Book 7590, Page 273, Book 9269, page 285, Instrument No. 20020109-0003376 and Instrument No. 20140219-0014189; Master Deed of record in Book 6042, page 602, amended in Book 6071, page 149 and Book 6237, page 660, amendment to Bylaws of record in Book 6519, page 187 and in Book 7590, page 273; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, page 157; Storm Water Detention Agreement of record in Book 6145, page 293, Book 6824, page 870 and Book 6862, page 384; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, page 157 and Book 4606, page 283 and Instrument No. 20160824-0088443; Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109631; Ground Lease of record in Book 5961, page 657; Base Assessment and Special Assessments as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20101228-0102374; Base Assessments and Special Assessments as set forth in the Master Deed of Record in Book 6042, page 602; Easements as set forth in the Declaration of Covenants and Conditions of record in the Master Deed of record in Book 6042, page 602; and Rights of others in and to party walls and any and all other easements, restrictions and condition which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property, known as **227 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; 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 July, 2018.

**ROGER J. JOLLY**

**JANINE A. JOLLY**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Roger J. Jolly and Janine A. Jolly**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of July, 2018.

My Commission Expires: **November 5, 2018**

Notary Public

