THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180716971

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Bill Garrett Davidson County
Batch# 130853 **DEEDWARR**
08/20/2018 10:26:59 AM 2 pgs
Fees: $13.00 Taxes: $895.40

20180820-0082169

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $242,000.00.

CBook
Affiant

Subscribed and sworn to before me, this 17th day of August, 2018.

Janderson
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ronald Dale James and Lynn Rene James 1023 Boxwood Dr Franklin, TN 37069	New Owner	Tax Parcel ID No. 129-11-0A-103.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Anne Cook, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donna Y. Bivens, Ronald Dale James and Lynn Rene James, as tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 103 , on the Horizontal Property Regime for First Revision, Condominium Site Plan, Plat for Phase 1-A of Lot No. 2, The Cloister at Saint Henry, as recorded in the Master Deed of record in Book 6042, page 602, amended in Book 6071, page 149, Book 6237, page 660 and as shown on Plat in Plat Book 5200, page 656, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to MARY ANNE COOK, by deed from JOAN GUINN BOGENSCHILD and THOMAS E. BOGENSCHILD, of record in Instrument No. 20161129-0125169, dated November 21, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 129-11-0A-103.00 CO.

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, Book 7590, page 273, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20101228-0102374, amendment to By-laws of record in Instrument No. 20140219-0014189, said Register's Office.

Matters shown on the Plan of record in Plat Book 5200, page 455 and Plat Book 5200, page 656, said Register's Office.

Ground Lease of record in Book 5961, page 657, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, page 157, said Register's Office.

Storm Water Detention Agreement of record in Book 6824, page 870, said Register's Office.

This is improved property located at 103 Cloister Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of August, 2018.

Mary Anne Cook

Mary Anne Cook

STATE OF GA)
COUNTY OF Cobb)

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

Witness my hand, at office, this 17th day of August, 2018.

Notary Public

My Commission Expires: 02-14-2020

ASHANTI MUHAMMUD NOTARY PUBLIC EXP. Feb. 14, 2020 COBB COUNTY, GA