Karen Y Johnson Davidson County
Batch# 156257 DEEDWARR
11/02/2018 02:16:21 PM 3 pgs
Fees: $18.00 Taxes: $901.69
20181102-0108931

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{David A. Denler and Carla J. Denler	{ New Owners	}129110a51900co }
{519 Loyola Drive	{	} }
{Nashville, TN 37205	{	} }
{This Instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.		15641 }

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Carolyn Ann Wilson, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto David A. Denler and Carla J. Denler, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 519 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6042, Page 602, as amended by Amendment to Master Deed of record in Book 6071, Page 149, and corrected in Book 6237, Page 660, and modified in Book 6527, Page 700, Register's Office for said County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed. Reference is hereby made to the plat for Phase I-A of Lot No. 2, The Cloister at Saint Henry, of record in Book 5200, Page 529, as revised in Book 5200, Page 656, Book 6250, Page 924, and Book 6250, Page 979, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Carolyn Ann Wilson from Frances H. Ewing, unmarried, by Lease Deed dated October 27, 1989, of record in Book 7970, Page 601, said Register's Office and being the same property conveyed to Carolyn Ann Wilson from St. Henry's Property Development, Inc., by Warranty Deed dated March 15, 2011, of record in Instrument No. 20110318-0021434, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2019 Davidson County taxes are not yet due and payable.
2. Covenants of record in Instrument No. 20101228-0102374 and By-Laws in Book 9269, page 285, Instrument No. 20020109-0003376 and By-Laws in Book 9269, page 285, Instrument No. 20020109-0003376 and Instrument No. 20140219-0014189, said Register's Office for Davidson County, Tennessee.
3. Easements as of record in Instrument No. 20131021-0109631 and Instrument No. 20160824-0088443, Said Register's Office for Davidson County, Tennessee.
4. Conditions, restrictions, options, encumbrances, liens, assessments and undertakings contained in the Master Deed and By-Laws for the Cloister at St. Henry recorded in Book 6042, page 602,

as amended in Book 6071, page 149, Book 6237, page 660, Book 6519, page 187, Book 6527, page 700, Book 7590, page 273 and 276, Register's Office for Davidson County, Tennessee.
5. Sanitary sewer and/or Storm Easement of record in Book 4191, page 157, said Register's Office for Davidson County, Tennessee.
6. Easements and other matters of record in Book 5200, page 529, Book 5200, page 656 and Book 6250, page 924, said Register's Office for Davidson County, Tennessee.
7. Storm water detention agreements in Book 6145, page 293 and book 6824, page 870, said Register's Office.
8. Deed of conveyance in Book 6065, page 127 and page 132, said Register's Office for Davidson County, Tennessee.
9. Terms of the Ground Lease of record in Book 5961, page 657, said Register's Office for Davidson County, Tennessee.
10. Terms of the Ground Lease of record in Book 5961, page 657, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 519 Loyola Drive, Nashville, Tennessee 37205.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $243,700.00.00.

Affiant

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

Notary Public

Commission Expires: May 7, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 5-3-2021

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 31st day of October, 2018.

Carolyn Ann Wilson
CAROLYN ANN WILSON

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Carolyn Ann Wilson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of October,
2018.

Notary Public

My Commission Expires: 5-3-2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
May 3, 2021

5-3-2021