Karen Y Johnson Davidson County
Batch# 158675 DEEDWARR
11/13/2018 03:00:38 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20181113-0111847

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 **$325,000.00**

Barbara B. Swift
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **6TH** DAY OF **NOVEMBER, 2018.**

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(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
BERNICE BUNKOWSKE	**SAME**	**129-11-0A-412.00-CO**
(NAME) **412 SIENA DRIVE**	(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, **I, BARBARA B. SWIFT, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BERNICE BUNKOWSKE, AN UNMARRIED WOMAN,** 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. 412 as shown on the Condominium Site Plan, Plat for Phase 1B of Lot 2, The Cloister at St. Henry, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 6237, Page 665, and amended in Book 6834, Page 449, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Barbara B. Swift and husband, David L. Swift, from John R. Nanni, a married man, by Assignment of Sublease and conveyance of Condominium Apartment dated May 15, 2003, of record in Instrument No. 20030519-0068007, said Register's Office. The said David L. Swift having since died December 1, 2010, leaving Barbara B. Swift the surviving tenant by the entirety. Also being the same property conveyed to Barbara B. Swift, widowed, from St. Henry's Property Development, Inc., by Warranty Deed dated March 16, 2012, of record in Instrument No. 20120322-0024324, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 5200, page 529 as revised in Book 5200, page 676; Master Deed of record in Book 6237, page 665, as amended in Book 6834, page 449; Declaration of Restrictions, Covenants, and Easements for the Cloister at St. Henry of record in Instrument No. 20101228-0102374; By-Laws of record in Book 6042, Page 650, as amended in Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, Instrument No. 20020109-0003371, and Instrument No. 20140219-0014189; Charter of The Cloister Owners Association of record in Book 6076, Page 203, amended in Instrument No. 20140219-0014188, Instrument No. 20140507-0039179, and Instrument No. 20140507-0039180; Board Resolution for Additional Maintenance and Variance of record in Instrument No. 20180907-0088838; 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 and Book 6824, Page 870; Ground Lease of record in Book 5961, Page 657, and Book 6208, Page 137; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **412 SIENA DRIVE, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Ave. So. th

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, 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 my hand this 6th day of November, 2018.

Barbara B Swift

BARBARA B. SWIFT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara B. Swift,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of November, 2018.

My commission expires: **May 2, 2022**

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

Lee A. Cohen
Notary Public