Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1348

Karen Y Johnson Davidson County
Batch# 161993 DEEDWARR
11/16/2018 02:55:36 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20181116-0113225

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 consideration, the receipt of which is hereby acknowledged, the undersigned **H. Fredrick Zimmermann, Executor of the Estate of Brigitta Zimmermann, deceased, and Herman F. Zimmermann, Jr., individually, Karen Gray Mevis, (aka, Karen G. Mevis), individually, Holly Nannette Byrd, (aka, Holly N. Byrd) individually, Kenneth William Squier, (aka, Kenneth W. Squier) individually, Lisa Gay Russell, (aka, Lisa G. Russell) individually, as Devisees under the Last Will and Testament of Brigitta Zimmermann, deceased,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Judith W. Gore, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 430, 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, as 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 By-Laws of the Association of Owners.

Being the same property devised to Herman F. Zimmermann, Jr., Karen Gray Mevis, Lisa Gay Russell, Kenneth William Squier and Holly Nannette Byrd, as devisees of the Last Will and Testament of Brigitta Zimmermann, deceased, said Last Will and Testament being filed in Docket No. 18P1000, Circuit Court Probate Division, of Davidson County, Tennessee. H. Fredrick Zimmermann, Jr., Executor of the Estate of Brigitta Zimmermann, deceased, joins in the execution of this Warranty Deed pursuant to the Order Approving Sale of Property filed in said case on November 2, 2018. Also being the same property conveyed to Brigitta Zimmermann, unmarried, by Warranty Deed dated January 8, 2014, as recorded as Instrument No. 20140108-0002198, Register's Office for Davidson County, Tennessee.

Said Herman F. Zimmermann, Jr., H. Fredrick Zimmermann, Jr., H. Fredrick Zimmermann, and Herman Fredrick Zimmermann are one and the same person for the purpose of this instrument and the referenced estate. Karen Gray Mevis and Karen G. Mevis are the same person. Holly Nannette Byrd and Holly N. Byrd are the same person. Kenneth William Squier and Kenneth W. Squire are the same person. Lisa Gay Russell and Lisa G. Russell are the same person.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements, leases, and restrictions of record, Property Taxes for the current year, and the items below:

All matters as shown on the plat for The Cloister at St. Henry, Phase 1B shown as Exhibit "B" to the Master Deed for Phase 1B of record in Book 6237, page 665 and amended by Amendment to Correct Master Deed Plat, The Cloister at St. Henry, Phase 1B of record in Book 6834, page 449, in the Register's Office for County, Tennessee.

Terms and conditions of the Master Deed for The Cloister at St. Henry Phase 1B of record in Book 6237, page 665, in the Register's Office for Davidson County, Tennessee.

Terms and conditions of the By-Laws for The Cloister at St. Henry being Exhibit "B" to the Master Deed of record in Book 6042, page 650; as amended by Amendment to By-Laws of record in Book 6519, page 187 and as amended by Certificate of Amendment to the By-Laws of record in Book 7590, page 273, in the Register's Office for Davidson County, Tennessee.

Terms and conditions of the Declaration of Restrictions, Covenants and Easement for The Cloister at St. Henry, a Condominium of record in Instrument No. 20101228-0102374, in the Register's Office for Davidson County, Tennessee.

Terms and conditions of the Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as conveyed to the Metropolitan government of Nashville and Davidson County of record in Book 4191, page 157, in the Register's Office for Davidson County, Tennessee.

This is improved property, known as: 430 Siena Drive, Nashville TN, 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 16th day of November, 2018.

Estate of Brigitta Zimmermann, deceased

X H. Fredrick Zimmermann, Executor & personal representative
BY: H. Fredrick Zimmermann, Executor

State of Tennessee)
County of Davidson)

On this 16th day of November, 2018, before me the undersigned, a Notary Public in and for said County and State aforesaid, H. Fredrick Zimmermann, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Executor of said estate, and is authorized to execute this instrument, and that he has executed this instrument on behalf of the Estate of Brigitta Zimmermann as Executor.

K. BAILEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 11-3-20

X Herman F. Zimmermann, Jr.
Herman F. Zimmermann, Jr., individually

State of Tennessee)
County of Davidson)

On this 16th day of November, 2018, before me the undersigned a Notary Public in and for said County and State, personally appeared before me the within named Herman F. Zimmermann, Jr., individually, the bargainor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

K. BAILEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 11-3-20

Karen Gray Mevis (aka, Karen G. Mevis), individually

X H. Fredrick Zimmermann, Esq., Atty-in-fact
By: H. Fredrick Zimmermann, Esq., Attorney in Fact

State of Tennessee
County of Davidson

On this the 16th day of November, 2018, before me personally appeared H. Fredrick Zimmermann, Esq., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Karen Gray Mevis (aka, Karen G. Mevis), individually, acknowledged that such person executed the same as the free act and deed of Karen Gray Mevis (aka, Karen G. Mevis).

Notary Public

My commission expires: 11-3-20

Holly Nannette Byrd, (aka, Holly N. Byrd), individually

X H. Fredrick Zimmermann, Esq., Atty-in-fact
By: H. Fredrick Zimmermann, Esq., Attorney in Fact

State of Tennessee
County of Davidson

On this the 16th day of November, 2018, before me personally appeared H. Fredrick Zimmermann, Esq., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Holly Nannette Byrd, (aka, Holly N. Byrd), individually, acknowledged that such person executed the same as the free act and deed of Holly Nannette Byrd, (aka, Holly N. Byrd).

Notary Public

My commission expires: 11-3-20

Kenneth William Squier, (aka, Kenneth W. Squier), individually

X H. Fredrick Zimmermann, Esq Atty-in-fact
By: H. Fredrick Zimmermann, Esq., Attorney in Fact

State of Tennessee
County of Davidson

On this the 16th day of November, 2018, before me personally appeared H. Fredrick Zimmermann, Esq., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kenneth William Squier, (aka, Kenneth W. Squier) individually, acknowledged that such person executed the same as the free act and deed of Kenneth William Squier, (aka, Kenneth W. Squier)

Notary Public

My commission expires: 11-3-20

Lisa Gay Russell, (aka, Lisa G. Russell), individually

X H. Fredrick Zimmermann, Esq. Atty-in-fact
By: H. Fredrick Zimmermann, Esq., Attorney in Fact

State of Tennessee
County of Davidson

On this the 16th day of November, 2018, before me personally appeared H. Fredrick Zimmermann, Esq., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Lisa Gay Russell, (aka, Lisa G. Russell)**, individually, acknowledged that such person executed the same as the free act and deed of **Lisa Gay Russell, (aka, Lisa G. Russell)**.

Notary Public

My commission expires: 11-3-20

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 250,000.00.**

Affiant

Sworn and subscribed before me on this the 16th day of November, 2018.

Notary Public

My Commission Expires: 3/8/22

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Judith W. Gore 430 Siena Drive Nashville, TN 37205	Owner	129-11-0A-430.00CO