WARRANTY DEED

Karen Johnson Davidson County
Batch# 200200 DEEDWARR
02/28/2019 10:05:30 AM 5 pgs
Fees: $28.00 Taxes: $962.00
20190228-0018213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty E. Saal	Same as new owner	129-11-0A-011.00 CO
(NAME)	(NAME)	
303 Cana Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, ALENE WEBER ARNOLD, EXECUTRIX OF THE ESTATE OF MARY JANE WEBER, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO BETTY E. SAAL, UNMARRIED, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 112R, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St. Henry, Phase 1D, of record in Book 6933, page 927 and amended in Book 7404, page 766 and Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase 1D, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to MARY JANE WEBER, UNMARRIED, by deed from ADA DIANE STONE, UNMARRIED, of record in Instrument No. 20160113-0003544, dated June 12, 2016, said Register's Office. The said Mary Jane Weber having since died testate on or about November 7, 2018, appointing ALENE WEBER ARNOLD, EXECUTRIX OF THE ESTATE OF MARY JANE WEBER, of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 19P50.

The undersigned Devisees and Co-Trustees are joining in the execution of this instrument to convey any interest they may have in the subject property.

This conveyance is subject to: 2019 property taxes which are a lien, but not yet due and payable; all matters as shown on the Master Deed for The Cloister at St. Henry, Phase 1D, of record in Book 6933, page 927, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase 1D, attached as Exhibit "B" to said Master Deed for proper identification, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 303 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, 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 and seal this _____ day of February, 2019

Alene Weber Arnold

Alene Weber Arnold, as Executrix of the Estate of Mary Jane Weber, Devisee of the Estate of Mary Jane Weber and Co-Trustee of the Testamentary Trust Created by the Last Will and Testament of Mary Jane Weber for the Benefit of James Andrew Weber

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alene Weber Arnold, as Executrix of the Estate of Mary Jane Weber, the within named bargainor, and as Devisee of the Estate of Mary Jane Weber and Co-Trustee of the Testamentary Trust Created by the Last Will and Testament of Mary Jane Weber for the Benefit of James Andrew Weber**, 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 Nashville, TN, this 27th day of February, 2019.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/22

Witness my hand and seal this _____ day of February, 2019

Timothy Charles Weber, as Devisee of the Estate of Mary Jane Weber and Co-Trustee of the Testamentary Trust Created by the Last Will and Testament of Mary Jane Weber for the Benefit of James Andrew Weber

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Timothy Charles Weber, as Devisee of the Estate of Mary Jane Weber and Co-Trustee of the Testamentary Trust Created by the Last Will and Testament of Mary Jane Weber for the Benefit of James Andrew Weber**, 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 Nashville, Tennessee, this 27th day of February, 2019.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

Witness my hand and seal this 26th day of February, 2019

Stephen **Floyd** Weber, as Devisee of the Estate of Mary Jane Weber and Co-Trustee of the Testamentary Trust Created by the Last Will and Testament of Mary Jane Weber for the Benefit of James Andrew Weber

STATE OF MINNESOTA)
COUNTY OF ~~DAVIDSON~~ OLMSTED)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen Floyd Weber, as Devisee of the Estate of Mary Jane Weber and Co-Trustee of the Testamentary Trust Created by the Last Will and Testament of Mary Jane Weber for the Benefit of James Andrew Weber**, 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 Nashville, TN, this 27th day of February, 2019.

SOKKENG MOEURN
Notary Public-Minnesota
My Commission Expires Jan 31, 2023

Notary Public

My Commission Expires: Jan 31, 2023

True Copy Certification

I, **PAUL F. SOPER**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

