WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of March, 2019. Notary Public MY COMMISSION EXPIRES: 11-08-2021 (AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Marsha Ross Jaffa	Regions Bank d/b/a Regions Mortgage	129 11 0A 204.00 CO
(NAME)	(NAME)	
204 Cana Cir.	2050 Parkway Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Birmingham , AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Amara Robbins, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marsha Ross Jaffa, an unmarried woman**, hereinafter called the Grantees, their 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. 204 as shown on the plan of First Revision, Condominium Site Plan, Plat for Phase 1-A of Lot No. 2, The Cloister at Saint Henry, of record in Plat Book 5200, Page 656, said Register's Office and being further established by the Master Deed of record in Book 6042, Page 602 and amended in Book 6071, Page 149, Book 6237, Page 660, 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 Amara Robbins, an unmarried individual by Warranty Deed from Carol Horn, an unmarried individual, Steve R. Dunkin, an unmarried individual dated October 20, 2010 and recorded November 23, 2010 as Instrument No. 20101123-0093900, in said Register's Office for Davidson County, Tennessee. (Leasehold)

Being the same property conveyed to Amara Robbins, an unmarried individual by Warranty Deed from St. Henry's Property Development, Inc. dated April 2, 2013 and recorded April 9, 2013 as Instrument No. 20130409-0034927, in said Register's Office for Davidson County, Tennessee. (Fee Simple)

This conveyance is subject to the following:

1.) Subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out any applicable plat of record, and including, but not limited to the St. Henry's Property Development, Inc. Ground Lease(s) of record, beginning in Book 5961 page 657 Register's Office for Davidson County, Tennessee, including any amendments or extensions thereof, the Declaration of Restrictions, Covenants and Easements for the Cloister at St. Henry of record in instrument #20101228-0102374 and the leasehold interest of the current owner/occupants of the unit.

2.) Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

Grantor and Grantee intend that the vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold Interest and the fee simple interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to that Unit.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Karen Johnson Davidson County
Batch# 209839 DEEDWARR
03/26/2019 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20190326-0027013

File Number: FND-1901463SSO

unimproved ☐

This is improved ☒ property, known as 204 Cana Cir., 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 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 our hands this 21 day of March, 2019

Amara Robbins by Carla Ann Robbins McElwee Attorney-in-Fact

Amara Robbins,
by Carla Ann Robbins McElwee, Attorney-in-Fact

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Carla Ann Robbins McElwee , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Amara Robbins, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Amara Robbins, for the purposes therein contained.

Witness my hand and official seal, this the 21st of March, 2019.

Deborah K. Devine

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

File Number: FND-1901463SSO

Certificate of Authenticity

I, John Cobb Rochford., 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY