THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-25688

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **250,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

JAMES A. WACHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

Karen Johnson Davidson County
Batch# 210365 **DEEDWARR**
03/27/2019 09:44:24 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20190327-0027512

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marietta A. Richter	Owner	MAP 129-11-0A
414 Siena Drive		PARCEL -414.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Pauline I. Prim, an unmarried woman, and Shawn M. Prim, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marietta A. Richter**

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 414 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 I-B, of record in Book 6237, Page 665, and the Declaration of Restrictions, Covenants and Easements recorded as 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 I-B, attached as Exhibits "B" to the said Master Deed and Declaration for proper identification, of record in Book 5200, page 656, Book 5200, page 676, and Book 6250, page 585, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Pauline I. Prim, an unmarried woman, and Shawn M. Prim, a married man by Warranty deed from Nikki Y. Boyd, an unmarried individual of record in Instrument No. 20170106-0001728 Register's Office for Davidson County, Tennessee, dated January 05, 2017 and recorded on January 06, 2017. This property is not now and has never been the residence of Shawn M. Prim and is not a marital asset.

Notice is taken that the ground lease leasehold interest of St. Henry's Property Development, Inc,, for this Unit, was bought out as evidenced by the Deed to Nell Rachide and Marie Rachide, recorded as Instrument 20120110-002568, and was incorrectly listed as a limitation to the conveyance to Pauline I. Prim and Shawn M. Prim. Further, in the derivation clause in the Deed to Nikki Y. Boyd of record as Instrument 20120206-0010716, the reference to the Deed to from St. Henry's Property Development, Inc., should have referenced Instrument 20120110-002568, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019; (2) the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry, Phase 1B, (a Horizontal Property Regime) of record in Book 6237, Page 665 and amended in Book 6834, page 449; (3) By-Laws of The Cloister at St. Henry of record in Book 6042, Page 602 (page 650), amended by Book 6519, page 187, Book 7590, page 273, Book 9269, page 285, Instrument No. 20020109-0003376, Instrument No. 20020109-0003371 and Instrument No. 20140219-0014189; (4) Charter of The Cloister Owners Association of record in Book 6076, Page 203and amended in Instrument No. 20140219-0014188; Instrument No. 20140507-0039179 and Instrument No. 20140507-0039180; (5) the Declaration of Restrictions, Covenants and Easements for Cloister at St. Henry, a Condominium, of record in Instrument Number 20101228-0102374; (6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 157, in the Register's Office for Davidson County, Tennessee; (7) Easement for ingress and egress of record in Book 6673, Page 133; (8) Storm Water Detention Agreement of record in Book 6145, Page 293 and Book 6824,

page 870; (9) Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6065, page 127, Book 6065, page 132, Book 6314, page 16, Book 6314, page 21, Book 7893, page 299 and Book 7893, page 451; (10) Subject to all matters shown on the Plan of record in Plat Book 5200, Page 455, Book 5200, page 676, Book 6250, page 924, Book 6250, page 585, as shown on the Plat attached as Exhibit "B" to Master Deed for Cloister at St. Henry Phase IB of record in in Book 6237, page 665, and as shown on the Plat attached as Exhibit "B" to the Declaration of Restrictions, Covenants and Easements for The Cloister at St. Henry, a condominium, recorded as Instrument No. 20101228-0102374; (11) Agreement for Dedication of Easement of record in Instrument Number 20160824-0088443; (12)Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (13) Subject to rights of others in and to the common areas and/or elements; (14) All visible easements; (15) All applicable governmental and zoning regulations.

This is IMPROVED property known as **414 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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 the 26th day of March, 2019.

Pauline I. Prim

Shawn M. Prim

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 **Pauline I. Prim** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of March, 2019.

My Commission expires: 1-6-20

Notary Public

JAMES A. WALLENTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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 **Shawn M. Prim** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of March, 2019.

My Commission expires: 1-6-20

Notary Public

JAMES A. WALLENTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN