WARRANTY DEED

Karen Johnson Davidson County
Batch# 211778 **DEEDWARR**
03/29/2019 02:38:01 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20190329-0028725

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37211

File No.: 19-0144

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marian O. Stefanescu	Chase	Map: 129110A25500
(NAME) 255 Cana Circle	(NAME) 700 Kansas Lane	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Monroe, LA 71203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($235,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MELISSA W. BATEY, HEIR OF THE ESTATE OF SALLY ELLEN WEATHERFORD AND MELISSA W. BATEY, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARIAN O. STEFANESCU,

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 255, 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 1B, of record in Book 6237, Page 665, of the 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 1B, attached as Exhibit "B" to said Master Deed for property identification.

Being the same property conveyed to Melissa W. Batey by deed from St. Henry's Property Development, Inc. of record in Instrument No. 20190226-0017268, Register's Office for said County. Being the same property conveyed to Sally E. Weatherford, unmarried, by Assignment of Sublease and Conveyance of Condominium Apartment from James H. Spalding, Trustee of the Clarice H. Williams Irrevocable Trust, of record in Instrument No. 20100917-0074069, dated September 15, 2010, Register's Office for said County. The said Sally E. Weatherford died December 9, 2018, with a Will, but the Estate was not probated. The Grantor, Melissa W. Batey, execute this instrument as Heir of the Estate of Sally E. Weatherford. See also Affidavit of Heirship of record in Instrument No. 20190326-0027117, said Register's Office. See also Assignment of Sublease and Conveyance of Condominium Apartment of record in Instrument No. 20190326-0027119 and Instrument No. 20190326-0027118, said Register's Office.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6237, Page 665, said Register's Office; (3) Sanitary Sewer Easement and/or Storm Drainage of record in Book 4191, Page 157, said Register's Office; (4) Storm Water Detention Agreement of recordin Book 6824, Page 870 and in Book 6862, Page 384, Register's Office for said County, (5) Deed of Conveyance of Water Mains of record in Book 7893, Page 304 and Book 394, Page 447 and 451, Register's Office for said County; (6) Terms and

Conditions of Ground Lease by and between James D. Niedergeses, Bishop of the Dioceses of Nashville and St. Henry's Property Development, Inc. of record in Book 6208, Page 137, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6237, Page 665 and amended in Book 6834, Page 449; Book 6042, Page 650 and amended in Book 6519, Page 187; Book 7590, Page 273; and Instrument 20020109-0003376, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 255 Cana Circle, Nashville, TN 37205
(House No.) (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 our hands this 28th day of March, 2019.

The Estate of Sally Ellen Weatherford
BY: Melissa W. Batey
Melissa W. Batey
Heir

Melissa W. Batey
Melissa W. Batey

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 Melissa W. Batey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 28th day of March, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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