THIS INSTRUMENT WAS PREPARED BY

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **210,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-22

(AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 211965 **DEEDWARR**
04/01/2019 09:55:17 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20190401-0029027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOW	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen M. Riley	owner	MAP 129-11-0A-
503 Loyola Drive		PARCEL 503.00-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, **Scott W. Shields, Trustee, and William D. Haire, Trustee, the Co-Trustees of the Shields-Haire Joint Revocable Trust u/a/d October 4, 2017**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen M. Riley, a single person**

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 located in Davidson County, Tennessee, being Unit No. 503 of The Cloister at St. Henry, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Cloister at St. Henry of record in Book 6042, Page 602, amended by Amendment to Master Deed in Book 6071, page 149, as corrected in Book 6237, page 660 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed. Reference is hereby made to the plat for Phase I-A of Lot No. 2 The Cloister at Saint Henry of Record in Book 5200, Page 656, Register's Office for Davidson County, Tennessee for a more compete identification and description of such unit.

Being the same property conveyed to Scott W. Shields and William D. Haire, Co-Trustees of the Shields-Haire Joint Revocable Trust, created October 4, 2017, its successors and assigns by Quitclaim deed from Scott W. Shields and William D. Haire of record in Instrument No. 20180214-0014455 Register's Office for Davidson County, Tennessee, dated December 21, 2017 and recorded on February 14, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019 and subsequent years; (2) the Master Deed establishing a Horizontal Property Regime of The Cloister at St. Henry, Phase 1C, (a Horizontal Property Regime) of record in Book 6042, Page 602 and amended in Book 6071, Page 149, as corrected in Book 6237, page 660; (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 and Instrument No. 20140219-0014189; (4) Charter of record in Book 6076, Page 203; (5) the Covenants, Conditions and Restrictions of record in Instrument No. 20101228-0102374; (6) Rights of tenants, as tenants only, under recorded or unrecorded leases; (7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 157; (8) Easement for ingress and egress of record in Book 6673, Page 133; (9) Storm Water Detention Agreement of record in Book 6145, Page 293 and Book 6824, Page 870; (10) 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 7893, Page 299 and Book 7893, Page 451; (11) Subject to all matters shown on the Plan of record in Plat Book 5200, Page 455, Book 5200, Page 529, Book 5200, Page 676, Book 6250, Page 914, 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; (12) Board Resolution for Additional Maintenance and Variance of record in Instrument Number 20180907-0088838, in the Register's Office for Davidson County, Tennessee; (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; (16) the rights under the Terms and Provisions of Ground Lease dated August 31, 1982, by and between James D. Niedergeses, Bishop of the Diocese of Nashville, Lessor, and St. Henry's Property Development, Inc., Lessee of record in Book 5961, Page 657, were joined with the fee-simple title by Deed of record as Instrument 20110209-0011399, in the Register's Office for Davidson County, Tennessee.

14.

This is IMPROVED property known as **503 Loyola 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 29th day of March, 2019.

The Shields-Haire Joint Revocable Trust u/a/d October 4, 2017

Scott W. Shields, Trustee

William D. Haire, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Scott W. Shields and William D. Haire** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Co-Trustees** of the **Shields-Haire Joint Revocable Trust** the within named bargainor, and Trust, and that they as such Co-Trustees being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Scott W. Shields and William D. Haire** as such **Co-Trustees**.

Witness my hand and seal this the 24 day of March, 2019.

My Commission expires 1-6-20

Notary Public

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

My Commission expires X

Notary Public